

**FINAL**

**ENVIRONMENTAL  
BASELINE SURVEY**

**222<sup>ND</sup> COMBAT COMMUNICATIONS SQUADRON  
CALIFORNIA AIR NATIONAL GUARD**

**COSTA MESA AIR NATIONAL GUARD STATION  
COSTA MESA, CALIFORNIA**

**SEPTEMBER 2002**

Air National Guard  
Environmental Division  
3500 Fetchet Avenue  
Andrews AFB, Maryland 20762

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## EXECUTIVE SUMMARY

The 222nd Combat Communications Squadron (222<sup>nd</sup> CBCS) of the California Air National Guard (ANG) is based at Costa Mesa ANG Station in Costa Mesa, California. The subject property is located approximately 2 miles north of Upper Newport Bay and 1½ miles west of John Wayne Airport within Orange County, California. The subject property is owned in fee by the U.S. Government, managed by the U.S. Army Corps of Engineers (USACE), and licensed to the State of California for the purpose of operating an ANG Station. The 222<sup>nd</sup> CBCS is moving to the El Toro Marine Corps Air Station, and the property will be released through the General Services Administration. Currently, the property is zoned for "Public Use," with a designation of I&R (Institutional and Recreational District).

This Environmental Baseline Survey (EBS) was conducted in compliance with Air Force policy requirements of Air Force Instruction (AFI) 32-7066 *Environmental Baseline Surveys in Real Estate Transactions* and the commercial American Society for Testing and Materials (ASTM) guidelines *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Designation E 1527-00). The EBS team used the following approach to survey the property: review available documents from Federal, state, and local sources; interview persons knowledgeable about the property, including Federal, state, and local authorities; and visually inspect the property and surrounding areas.

In accordance with AFI 32-7066, parcels and associated facilities involved in the proposed property transfer should be classified into one of seven categories based on the presence of hazardous substances or petroleum products or their derivatives. Within the 8.05-acre property proposed for transfer, there are six Category 1 sites (i.e., areas with no releases of hazardous substances), two Category 2 sites (i.e., areas with only petroleum releases), four Category 3 sites (i.e., areas with releases that do not require remediation), no Category 4 sites (i.e., areas where releases have occurred and all remedial actions have been completed), no Category 5 sites (i.e., areas where releases have occurred and all remedial actions are underway), four Category 6 sites (i.e., areas where releases have occurred, but remedial actions have not been implemented), and no Category 7 sites (i.e., areas requiring further investigation).

Based on Air Force guidance in Section 2.1.3.1 of AFI 32-7066, all property with category codes 1 through 4 may be transferred without reservations. This encompasses approximately 7 acres of the installation property. However, the four Category 6 sites will require completion of remedial actions prior to property transfer. These four sites and their remedial actions are described as follows:

- ***Outdoor Motor Pool Vehicle Lift***—Petroleum-contaminated soils (up to 19,000 parts per million [ppm] total recoverable petroleum hydrocarbons [TRPH]) are present beneath the vehicle lift. Removal of equipment (i.e., chains, lift posts, and electrical controls) and accumulated dirt at the bottom of the lift is recommended. A backhoe-mounted jackhammer then should be used to remove the concrete surrounding the drains. This will allow excavation of petroleum-contaminated soils with a narrow (16-inch-wide) shovel. If visibly contaminated soil is present below 19 feet below ground surface (BGS), the areal extent and depth of contamination should be defined during a Site Assessment and a plan for remediation should be developed and implemented. If contamination has reached groundwater at 36 feet BGS based on the Site Assessment, a groundwater study is recommended.
- ***Wash Rack Oil/Water Separator (OWS)***—Petroleum-contaminated soils (up to 1,500 ppm TRPH) are present around the OWS and semivolatile organic compounds (SVOCs) exceeded residential and industrial preliminary remediation goals (PRGs). Removal of the concrete OWS and excavation of all visibly stained soils is recommended. If visibly contaminated soil is present below 8 feet BGS, the areal extent and depth of contamination should be defined during a Site Assessment and a plan for remediation should be developed and implemented. If contamination has reached groundwater at 36 feet BGS based on the Site Assessment, a groundwater study is recommended.
- ***Diesel Refueler Spill***—Petroleum-contaminated soils (up to 1,200 ppm TRPH) are present in the spill area and one SVOC (benzo[a]pyrene) exceeded residential and industrial PRGs. Removal of petroleum-contaminated soil in the spill area is recommended. If visibly contaminated soil is present below 3 feet BGS, the areal extent and depth of contamination should be defined during a Site Assessment and a plan for remediation should be developed and implemented. If contamination has reached groundwater at 36 feet BGS based on the Site Assessment, a groundwater study is recommended.
- ***Background Groundwater Sampling***—A petroleum hydrocarbon (toluene) is present in shallow groundwater migrating from an offsite source onto Costa Mesa ANG Station. In addition, a chlorinated solvent volatile organic compound (VOC) (trichloroethene [ICE]) exceeded the tap water PRG. Although no further actions by the ANG are recommended, the responsible party may require future site access to complete remedial actions.

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

THRIFTY OIL #151 (Continued)

S103943498

LUST Region 8:

Facility ID: 083000637T      Region: 8  
Substance: GASOLINE      Cross Street: BRISTOL  
Date Closed: Not reported  
Status: Pollution characterization  
Case Type: Overfill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region

66  
WNW  
1/2-1  
3576  
Higher

EL CAMINO AUTO SERVICES  
1045 EL CAMINO DR  
COSTA MESA, CA 92626

LUST

S101299436  
N/A

State LUST:

Cross Street: Not reported  
Reg Board: Santa Ana Region      Qty Leaked: Not reported  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Other ground water affected  
Status: Signed off, remedial action completed or deemed unnecessary  
Abate Method: Vapor Extraction  
Review Date: Not reported      Confirm Leak: 10/10/1990  
Workplan: Not reported      Prelim Assess: 2/8/1995  
Pollution Char: Not reported      Remed Plan: Not reported  
Remed Action: Not reported      Monitoring: Not reported  
Close Date: 06/27/96      Release Date: 11/07/90

LUST Region 8:

Facility ID: 083001685T      Region: 8  
Substance: GASOLINE      Cross Street: Not reported  
Date Closed: 6/27/96  
Status: Signed off, remedial action completed or deemed unnecessary  
Case Type: Overfill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region

LUST Region OR:

Facility Id: 90UT229  
Case Type: Ground water  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 06-27-96      Open: Not reported  
Open: Not reported  
Status: Signed off, remedial action completed or deemed unnecessary  
Enforcement: 1

67  
East  
1/2-1  
3585  
Higher

ASTECH FACILITY  
3030 RED HILL AVE  
SANTA ANA, CA 92795

Cortese  
LUST

S101300045  
N/A

Map ID  
Direction  
Distance  
Distance (ft)  
Elevation

MAP FINDINGS

ASTECH FACILITY (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S101300045

State LUST:

Cross Street: ALTON  
Reg Board: Santa Ana Region  
Chemical: Solvents  
Lead Agency: Regional Board  
Case Type: Aquifer affected  
Status: Remediation plan developed  
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site  
Review Date: Not reported  
Workplan: Not reported  
Pollution Char: 7/29/1987  
Remed Action: Not reported  
Close Date: Not reported  
Qty Leaked: Not reported  
Confirm Leak: Not reported  
Prelim Assess: 2/1/1987  
Remed Plan: 11/17/1995  
Monitoring: Not reported  
Release Date: 06/08/87

LUST Region 8:

Facility ID: 083000468T  
Substance: SOLVENTS  
Date Closed: Not reported  
Status: Remediation plan developed  
Case Type: A  
Lead Agency: Regional Board  
Local Agency: Sanat Ana Fire Dept  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region  
Region: 8  
Cross Street: ALTON

CORTESE:

Reg By: LTNKA  
Reg Id: 083000468T  
Region: CORTESE

T68  
NNE  
1/2-1  
3610  
Higher

WADE FAMILY TRUST/ARCO STATION #1257  
2990 BRISTOL ST  
COSTA MESA, CA 92626

LUST

S103866853  
N/A

LUST Region OR:

Facility Id: 88UT72  
Case Type: Ground water  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 12-23-97  
Open: Not reported  
Status: Signed off, remedial action completed or deemed unnecessary  
Enforcement: 1  
Open: Not reported

T69  
NNE  
1/2-1  
3610  
Higher

ARCO SERVICE STATION #125  
2990 BRISTOL ST  
COSTA MESA, CA 92626

Cortese  
LUST

S101299427  
N/A

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

ARCO SERVICE STATION #125 (Continued)

S101299427

State LUST:

Cross Street: BAKER  
Reg Board: Santa Ana Region  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Other ground water affected  
Status: Signed off, remedial action completed or deemed unnecessary  
Review Date: Not reported  
Workplan: Not reported  
Pollution Char: 5/10/1988  
Remed Action: Not reported  
Close Date: 12/23/97  
Qty Leaked: Not reported  
Confirm Leak: Not reported  
Prelim Assess: Not reported  
Remed Plan: Not reported  
Monitoring: Not reported  
Release Date: 03/21/88

LUST Region 8:

Facility ID: 083000842T  
Substance: GASOLINE  
Date Closed: 12/23/97  
Status: Signed off, remedial action completed or deemed unnecessary  
Case Type: Overfill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region  
Region: 8  
Cross Street: BAKER

CORTESE:

Reg By: LTNKA  
Reg Id: 083000842T  
Region: CORTESE

T70  
NNE  
1/2-1  
3680  
Higher

G & M OIL #21  
2995 BRISTOL ST  
COSTA MESA, CA 92626

LUST

S102430519  
N/A

LUST Region OR:

Facility Id: 95UT68  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 12034 - DIESEL  
Lead Refer: Undefined  
Date Closed: Not reported  
Open: Yes  
Status: Preliminary Assessment  
Enforcement: 1  
Open: Yes

T71  
NNE  
1/2-1  
3680  
Higher

G AND M OIL SS #21  
2995 BRISTOL ST  
COSTA MESA, CA

Cortese  
LUST

U003147760  
N/A

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

**G AND M OIL SS #21 (Continued)**

Database(s)  
EDR ID Number  
EPA ID Number

**U003147760**

**State LUST:**

Cross Street: BAKER  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Aquifer affected  
Status: Preliminary site assessment workplan submitted  
Review Date: Not reported Confirm Leak: Not reported  
Workplan: Not reported Prelim Assess: Not reported  
Pollution Char: Not reported Remed Plan: Not reported  
Remed Action: Not reported Monitoring: Not reported  
Close Date: Not reported Release Date: 11/26/96

**LUST Region 8:**

Facility ID: 083002785T Region: 8  
Substance: GASOLINE Cross Street: BAKER  
Date Closed: Not reported  
Status: Preliminary site assessment workplan submitted  
Case Type: A  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region

**CORTESE:**

Reg By: LTNKA  
Reg Id: 083002785T  
Region: CORTESE

72  
North  
1/2-1  
3842  
Higher

**NEWPORT-MESA SCHOOL DISTRICT  
2985 BEAR UNIFIED STREET  
COSTA MESA, CA 92626**

**LUST**

**S103866852  
N/A**

**LUST Region OR:**

Facility Id: 90UT64  
Case Type: Soil only  
Funding: State Funds  
Chemical: 49-PAINT THINER  
Lead Refer: Undefined  
Date Closed: 18-24-90 Open: Not reported  
Open: Not reported  
Status: Determining site status and notify state board  
Enforcement: Not reported

73  
NE  
1/2-1  
3929  
Higher

**RAU PROP./ BAYSHORE TILE CO.  
3120 PULLMAN ST  
COSTA MESA, CA 92626**

**LUST**

**S102431945  
N/A**



## **1. INTRODUCTION**

### **1.1 PURPOSE OF THE ENVIRONMENTAL BASELINE SURVEY**

This Environmental Baseline Survey (EBS) was conducted in compliance with Air Force Instruction (AFI) 32-7066 *Environmental Baseline Surveys in Real Estate Transactions* and the commercial guidelines of the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Designation E 1527-00). The objective of this EBS was to analyze existing documentation, conduct visual surveys, and interview appropriate personnel to document the environmental condition of the property proposed for release.

This EBS contains eight sections and nine appendices. Section 2 presents the methodology used in preparing this EBS. Sections 3 and 4 present findings for the subject property and adjacent properties, respectively. Section 5 discusses issues related to regulatory compliance and Section 6 presents the conclusions of the EBS. Additional recommendations are provided in Section 7, and a certification of the EBS is included in Section 8.

Appendix A lists the terms used in this document and their definitions. Appendix B lists the references that were used in preparing this report. The State and Federal database search information is provided in Appendix C. The building surveys and site photographs are shown in Appendix D and Appendix E, respectively. Appendix F provides the list of preparers. Appendix G summarizes the results of the Phase II EBS Technical Report (SAIC 2002). Appendix H contains a letter from Orange County and Appendix I provides the response to the Department of Toxic Substances Control (DTSC) comments on the Regulatory Review Draft EBS (SAIC 2000).

### **1.2 PROPOSED USE OF PROPERTY**

The 222nd Combat Communications Squadron (222<sup>nd</sup> CBCS) of the California Air National Guard (ANG) is based at Costa Mesa ANG Station (hereafter referred to as the Station) in Costa Mesa, California. The subject property is located approximately 2 miles north of Upper Newport Bay and 1½ miles west of John Wayne Airport within Orange County, California, as

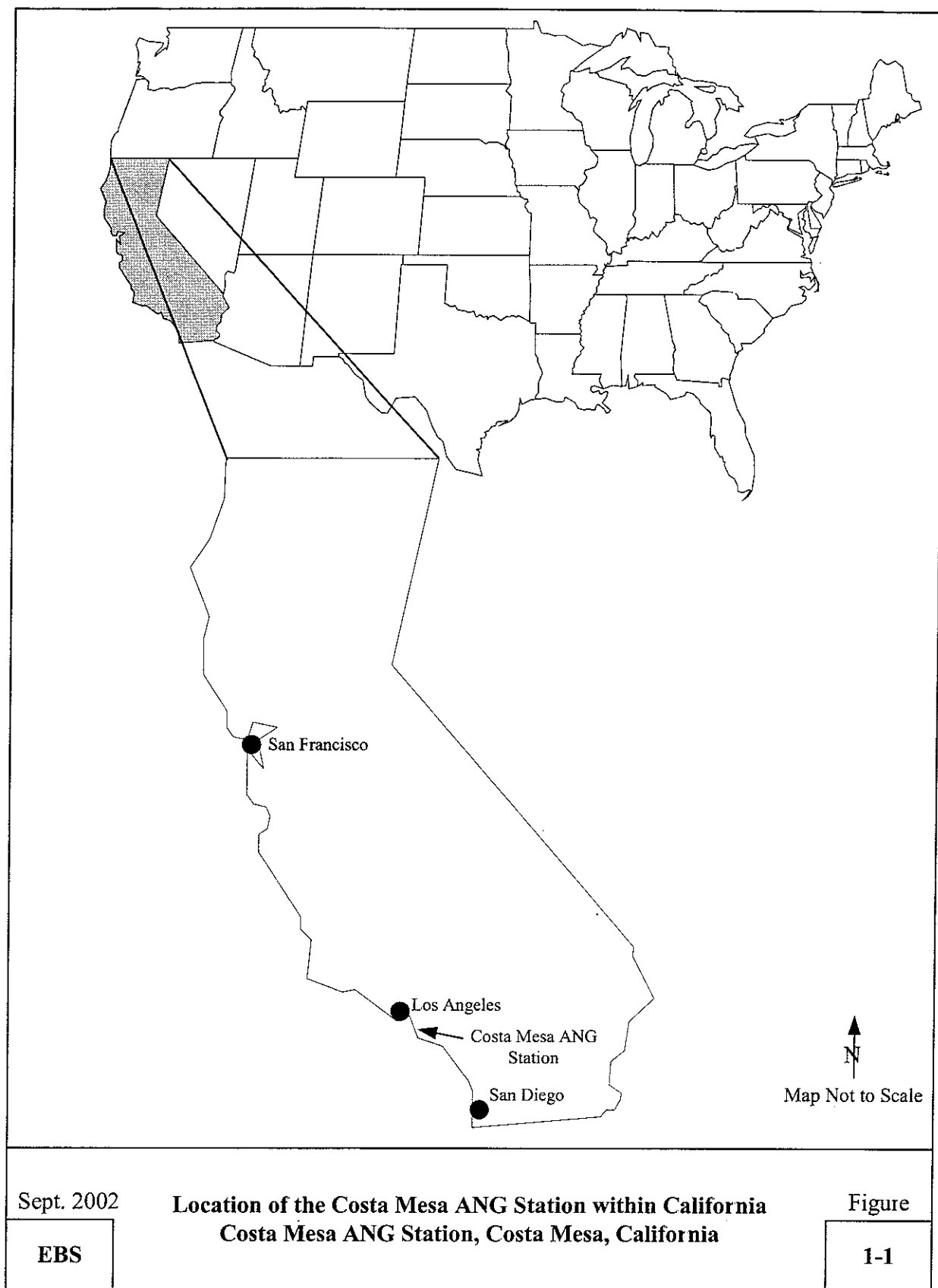
shown in Figure 1-1. The subject property is owned in fee by the U.S. Government, managed by the U.S. Army Corps of Engineers (USACE), and licensed to the State of California for the purpose of operating an ANG Station. The 222<sup>nd</sup> CBCS is moving to the El Toro Marine Corps Air Station, and the property will be released through the General Services Administration. Currently, the property is zoned for "Public Use," with the designation of I&R (Institutional and Recreational District).

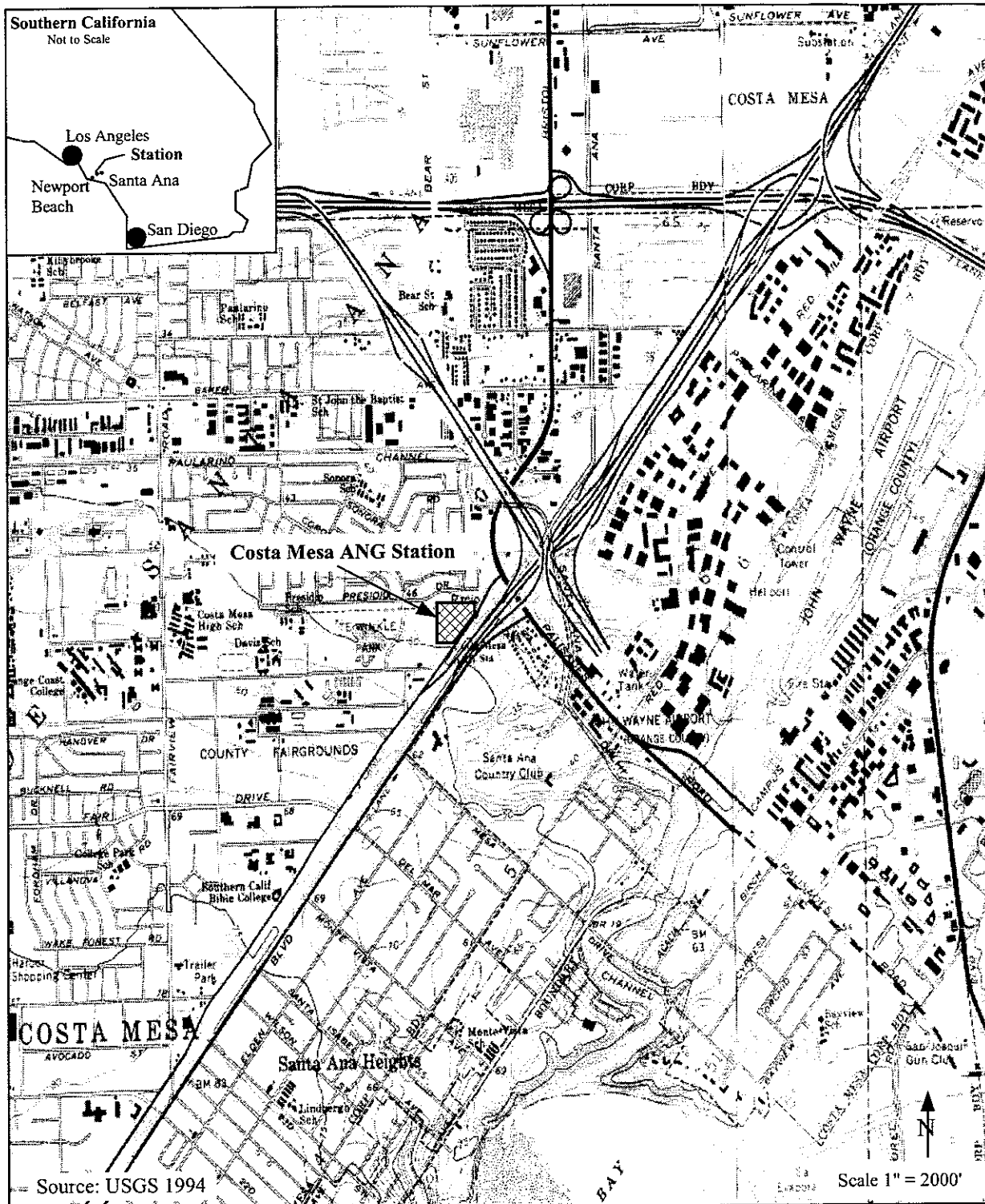
### **1.3 BOUNDARIES OF THE PROPERTY AND SURVEY AREA**

The property proposed for release is the Costa Mesa ANG Station located within Orange County, California, as shown in Figure 1-2. The subject property is composed of two parcels (Lot 141-342-37 and Lot 141-342-42) comprising 8.05 acres, as shown in Figure 1-3. The property is currently owned in fee by the Federal Government and licensed to the State of California.

According to the U.S. Geological Survey (USGS) topographic maps, the property proposed for release is located within Township 6 South (T6S) and Range 10 West (R10W). Based on a reference point at the entrance of the subject property on Newport Boulevard, the property proposed for release is located at latitude 33° 40' 15.2" North and longitude 117° 53' 24.0" West. The street address for the Station is 2651 Newport Boulevard, Costa Mesa, California, 92627.

The subject property was part of the former 1,300-acre Santa Ana Army Air Base (SAAAB) property. However, this EBS only covers the 8.05-acre property shown in Figure 1-3.





Sept. 2002

**Location of Costa Mesa ANG Station within Costa Mesa**  
**Costa Mesa ANG Station, Costa Mesa, California**

Figure

**EBS**

**1-2**



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## **2. SURVEY METHODOLOGY**

### **2.1 APPROACH AND RATIONALE**

This EBS was conducted in compliance with Air Force policy requirements of AFI 32-7066 *Environmental Baseline Surveys in Real Estate Transactions* and the commercial ASTM guidelines of *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM Designation E 1527-00). The EBS team used the following approach to survey the property: review available documents from Federal, state, and local sources; interview persons knowledgeable about the property, including Federal, state, and local authorities; and visually inspect the property and surrounding areas. Terms used in this document and their definitions are provided in Appendix A.

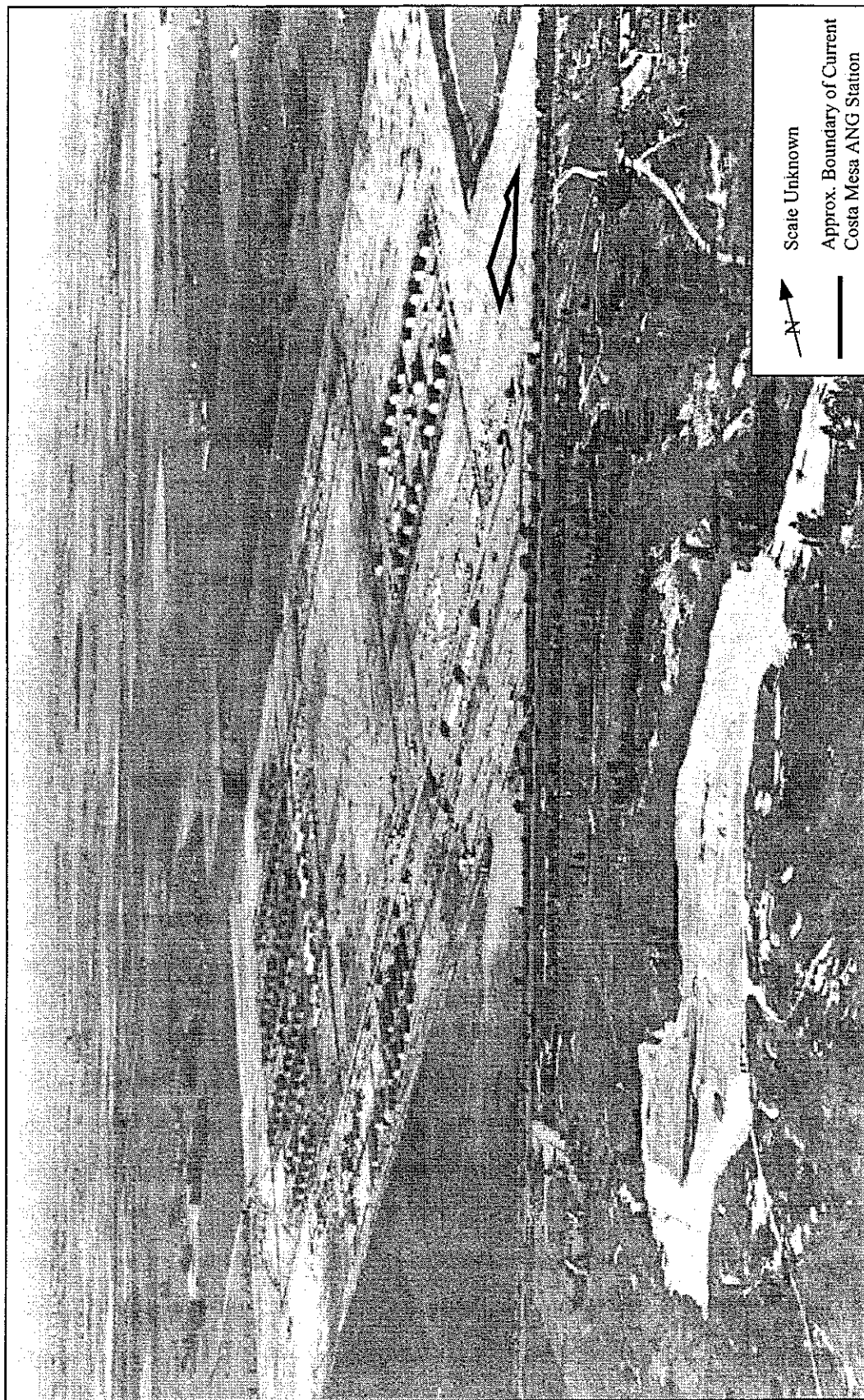
### **2.2 DOCUMENTS REVIEWED**

The EBS team examined all available documents from the California ANG that contained information on the environmental condition of the Station. These included hazardous waste management plans, spill prevention plans, previous assessments, and compliance audits. A complete list of the documents used to prepare this survey is provided in Appendix B.

Documents from Federal, state, and local offices also were examined to provide background information on the property and surrounding areas. Historical aerial photographs and maps found during searches at the USGS, the Station, and the city of Costa Mesa are listed in Table 2-1. In addition, all relevant state and Federal environmental databases (e.g., leaking underground storage tank [LUST] lists, emergency spill response reports, and hazardous waste generation files) were searched to determine which sites in the surrounding area have the potential to affect the subject property. A list of the 17 Federal environmental databases and 20 state environmental databases searched is provided in Appendix C.

### **2.3 PROPERTY INSPECTIONS**

The Station was visually inspected from January 10 to 12, 2000. The survey involved entering all five buildings within the Station and inspecting the associated structures. Personnel



Sept. 2002

**Santa Ana Army Air Base Aerial Photograph (1942- Northwest View)  
Costa Mesa ANG Station, Costa Mesa, California**

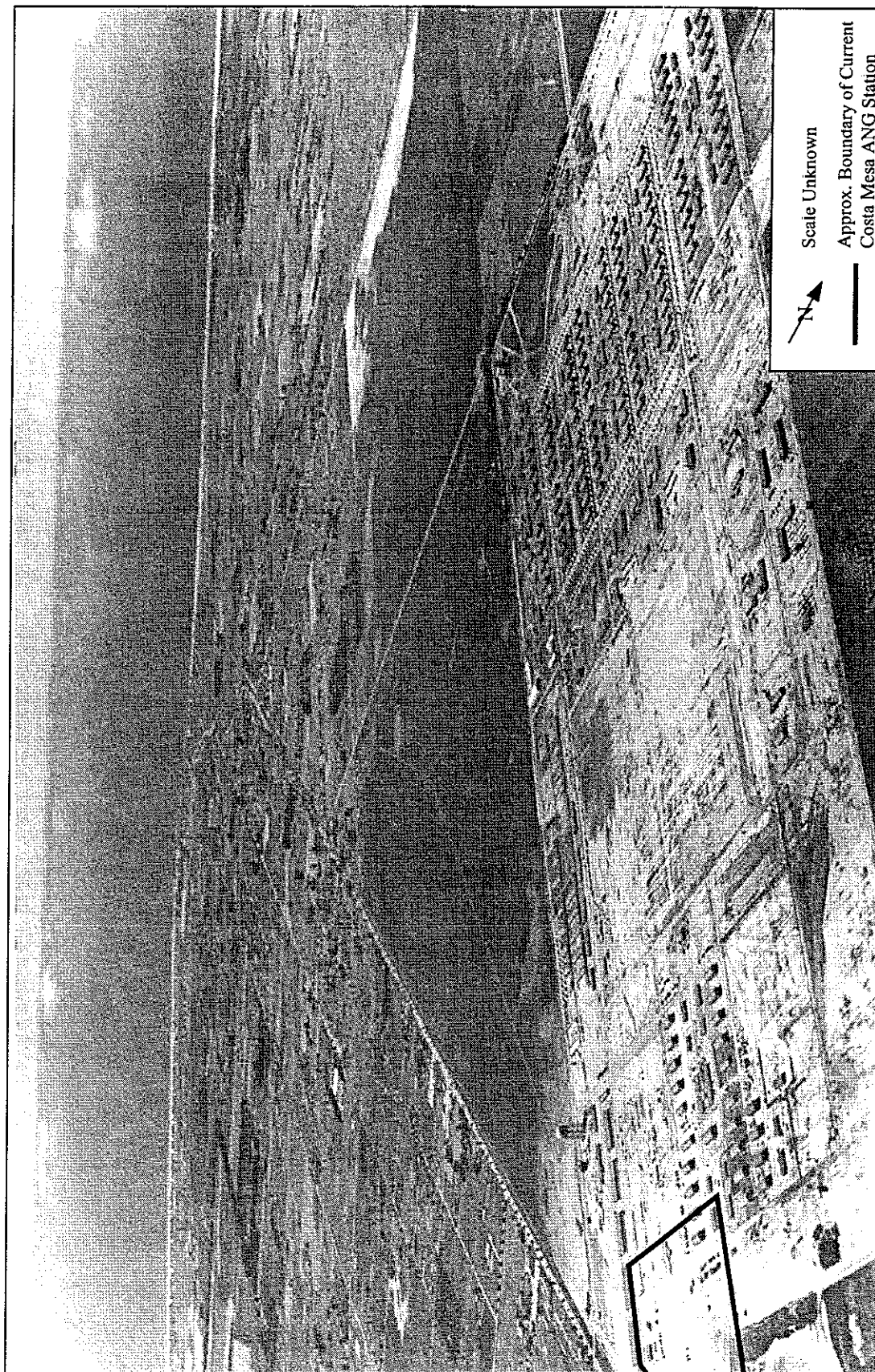
**EBS**

Source: Miller 1989

**Figure**

**3-1**





Sept. 2002

Source: Miller 1989

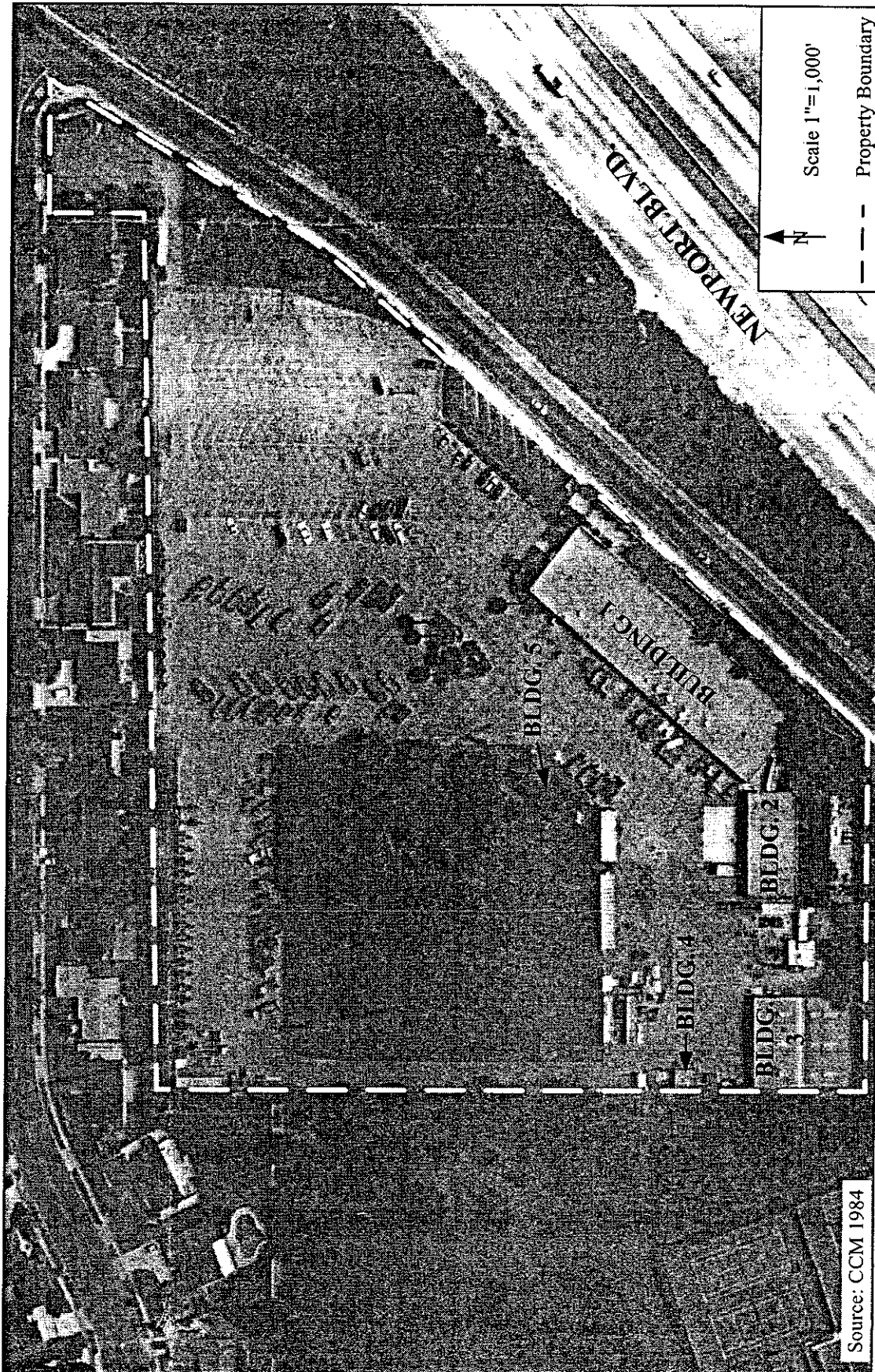
EBS

**Santa Ana Army Air Base Aerial Photograph (1942- Southwest View)**  
**Costa Mesa ANG Station, Costa Mesa, California**

Figure

3-2





June 2000

EBS

Aerial Photograph of the Costa Mesa ANG Station  
Costa Mesa ANG Station, Costa Mesa, California

Figure

3-4

Currently, the mission of the 222<sup>nd</sup> CBCS is to deploy, operate, and maintain tactical communications electronics equipment and to provide command and control communications service for operational command in support of Air Force wartime and contingency requirements. The 222<sup>nd</sup> CBCS will be gained by the Air Combat Command upon mobilization, but will support the U.S. Marine Corps. The 222<sup>nd</sup> CBCS also provides communications support for the State of California during natural disasters.

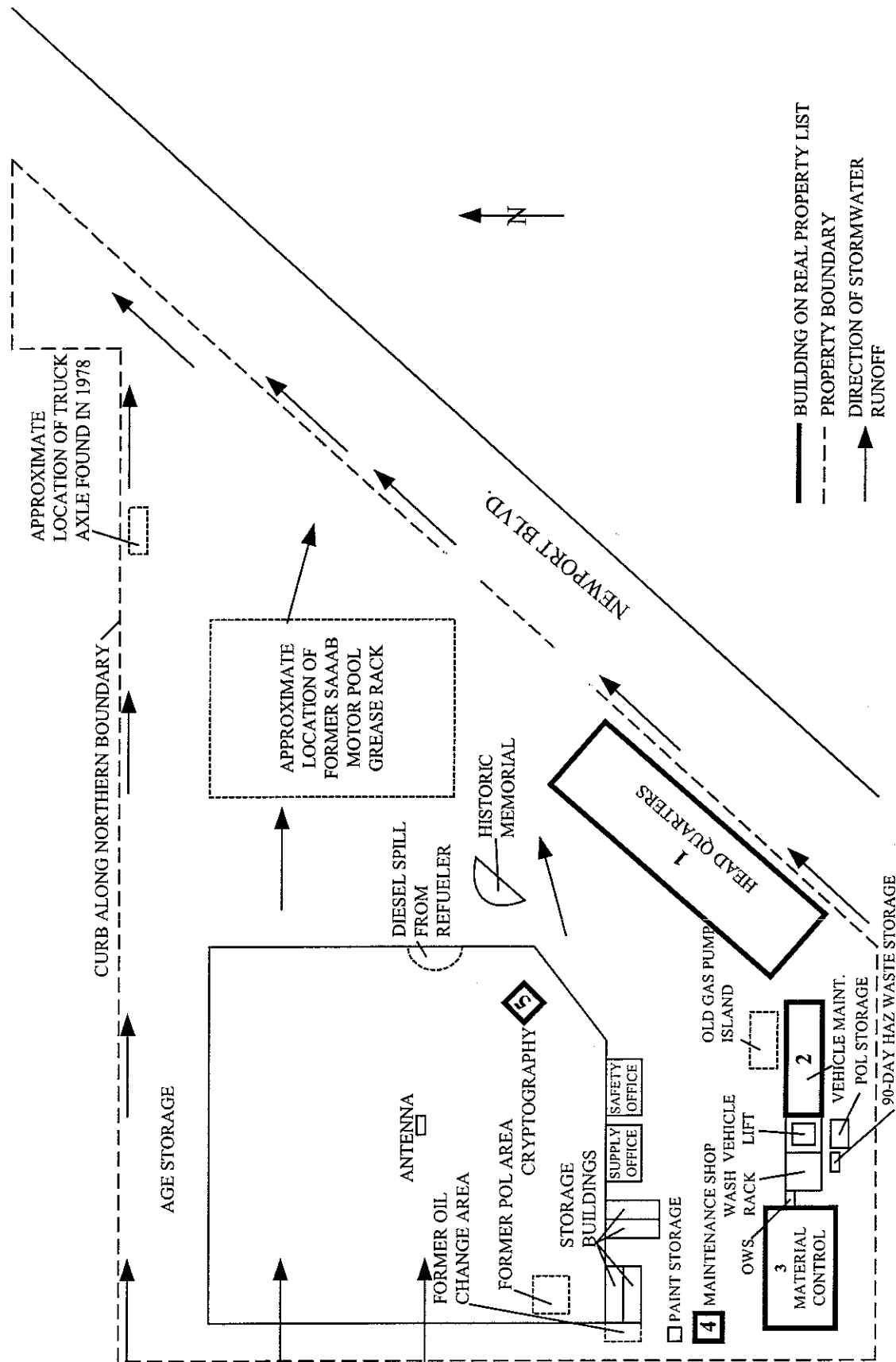
The 222<sup>nd</sup> CBCS has a weekday workforce of 26 personnel with training one weekend a month for 159 personnel. The mission of the 222<sup>nd</sup> CBCS necessitates routine maintenance of vehicles, generators, and various ground equipment. The unimproved acreage is used to conduct training and park equipment.

According to the historical maps and aerial photographs, no significant development occurred at the Station from 1968 to 1999. In the 1980s, a 20-foot-wide strip of property along the eastern boundary of the Station was transferred to the city of Costa Mesa for the purpose of widening Newport Boulevard. In return, the city of Costa Mesa added a small parcel along Presidio Drive (Lot 141-342-42) to the Station property.

The Station is composed mostly of groomed lawn areas and asphalt parking lots, in addition to the five buildings. According to the aerial photographs and the EBS site visit, few trees are located on the Station.

According to the real property documents, the Station contains five buildings with a total area of 25,852 ft<sup>2</sup>, as shown in Figure 3-5 and described in Table 3-1. The five buildings listed on the real property inventory are described in the building surveys (see Appendix D).





**Figure 3-5. Main Site Location Map**  
**Costa Mesa Air National Guard Station, Costa Mesa, California**

**Table 3-1. Description of Buildings**  
**Costa Mesa ANG Station, Costa Mesa, California**

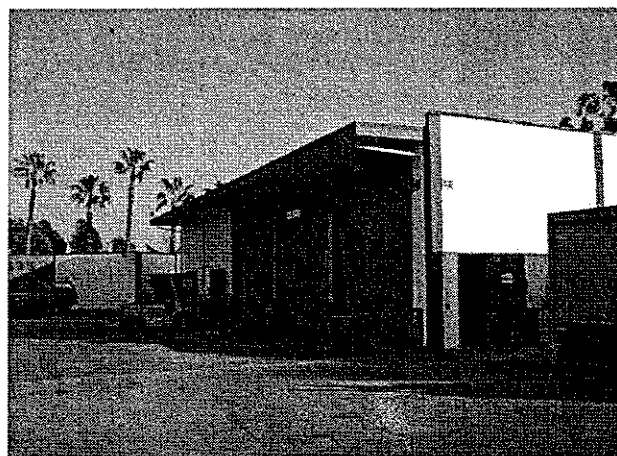
<b>Building Number</b>	<b>Building Function</b>	<b>Area (ft<sup>2</sup>)</b>	<b>Year of Construction</b>	<b>Construction Materials</b>
1	Headquarters (Administration and Dining Hall)	16,456	1964	6-inch poured concrete walls, concrete pad, tar roof, drop ceiling, carpet, drywall, tile (9"x 9")
2	Vehicle and Generator Maintenance	3,060	1964	Concrete block walls, concrete pad
3	Warehouse	6,000	1966	Concrete pad, metal walls, metal roof
4	State Maintenance Shop	192	1966	Concrete pad, concrete block walls
5	Cryptography Building	144	1968	Concrete block walls, concrete pad, heavy duty steel door



**Photograph 3-1. Front View of Building 1**

**Building 1 – Headquarters**—This building was built in 1964 by the Air Force for administration and electronics maintenance. The building currently is used for the same purpose and contains a dining hall, radio communications rooms, utilities room, classrooms, locker rooms, gym, and administrative offices.

**Building 2 – Vehicle Maintenance**—This building was built in 1964 by the Air Force for ground vehicle and generator maintenance. The building is currently used for the same purpose. This building contains a battery room, tool room, two vehicle maintenance bays, a generator maintenance bay, and administrative offices. Adjacent to this building are a wash rack, vehicle lift, oil/water separator (OWS), petroleum, oil, and lubricants (POL) storage area, and hazardous waste storage area.

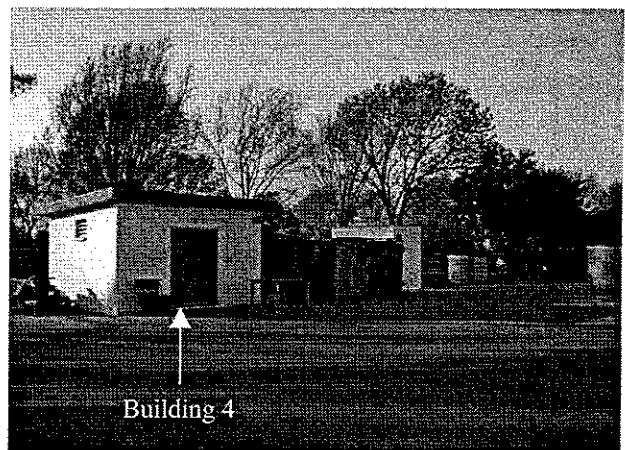


**Photograph 3-2. Front View of Building 2**

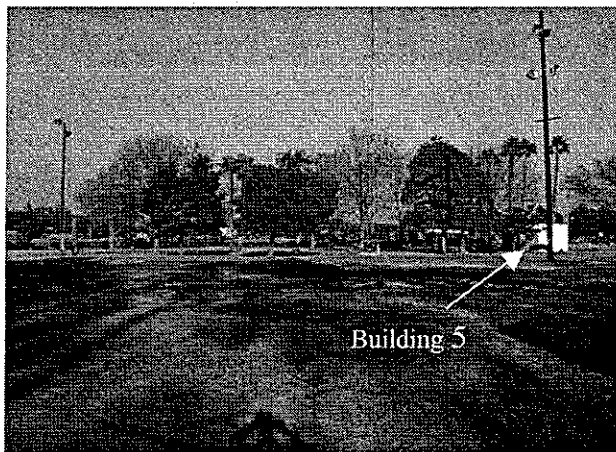


**Photograph 3-3. Front View of Building 3**

**Building 4 – State Maintenance Shop**—This one-room concrete block building was built in 1966 by the Air Force to support building and grounds maintenance. The building currently is used for the same purpose



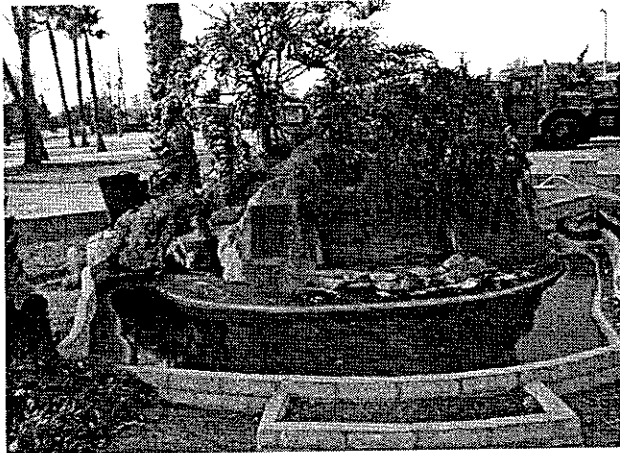
**Photograph 3-4. Front View of Building 4**



**Photograph 3-5. View of Building 5 and Lawn**

**Building 5 – Cryptography Building**—This building was constructed in 1968 by the Air Force as a Class A weapons vault. This concrete block building originally was used for rifle and ammunitions storage, but was converted into a cryptography building for classified equipment and papers in the early 1970s, for which it is still used

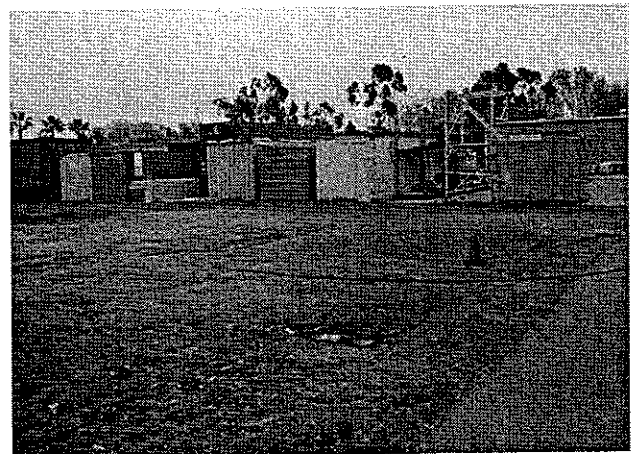
In addition to the five buildings on the real property inventory list, there are several temporary buildings and structures on the Station, which are presented in Figure 3-5 and described below:



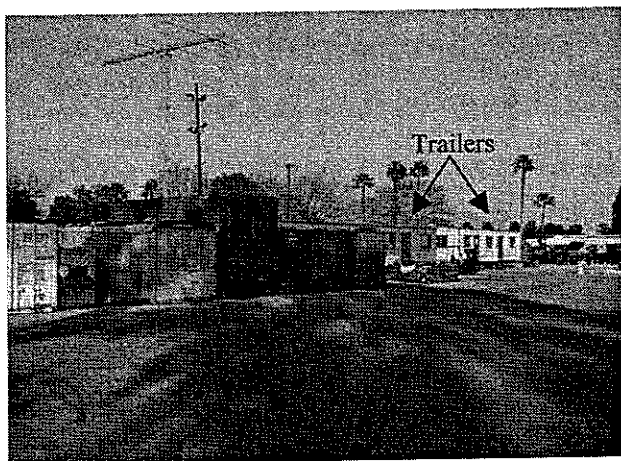
**Photograph 3-6. Historical Memorial**

**Historical Memorial**—This pond was constructed in 1968 by the Air Force and is located near the entrance to the Station. The structure is composed of concrete, brick, and stone. A plaque commemorating the former SAAAB is located in the middle of the fountain.

**Temporary Storage Buildings**—These box trailers are used for storage of nonhazardous inert materials (e.g., electrical supplies).



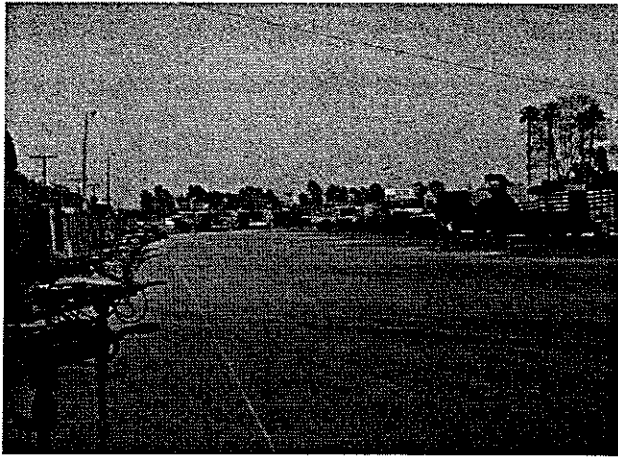
**Photograph 3-7. North Side of Temporary Storage Buildings**



**Photograph 3-8. Supply and Safety Offices**

**Supply and Safety Offices**—These two trailers are used by the supply and safety offices for administrative functions.





**Photograph 3-9. Vehicle Parking Lot**

**Vehicle Parking Lot**—This asphalt lot was constructed in 1964 by the Air Force for generator and military vehicle parking. Prior to the construction of the Station, this was the area of the SAAAB Motor Pool. The lot currently stores 40 vehicles and 35 portable generators.

## **3.2 ENVIRONMENTAL SETTING**

The following sections describe the environmental setting of the Station and include information on climate, topography, geology, soils, surface water, and groundwater.

### **3.2.1 Climate**

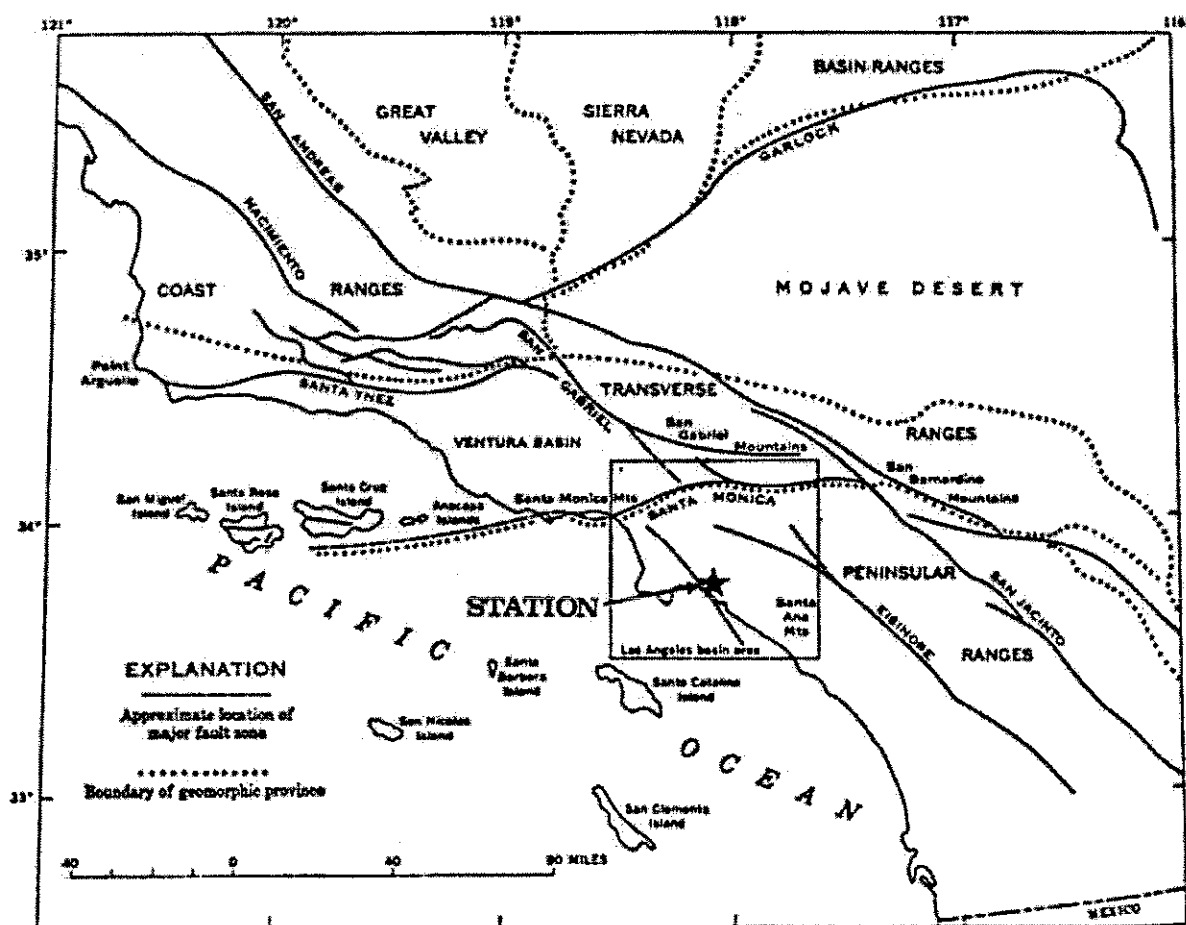
The Newport Beach Harbor and Santa Ana Fire Station report that the average annual temperature for the Station during the 29-year period of 1951 to 1980 was 62.2°F. The average monthly temperatures ranged from a low of 55.1°F in January to a high of 70.8°F in August. With the moderating effect of the Pacific Ocean, most rainfall occurs between November and March and yields an average precipitation of 12 inches per year (ANG 1990).

### **3.2.2 Topography**

The Station has an elevation of 48 feet above mean sea level (msl) and is located on a local structural high, the Newport Mesa, with surface slopes of 25 feet per mile to the east/southeast into the Upper Newport Bay/Newport Bay drainage basin (ANG 1990). The USGS topographic map (USGS 1981) agrees with this information, showing a downward slope from the west end of the lots toward the entrance at Newport Boulevard.

### 3.2.3 Geology

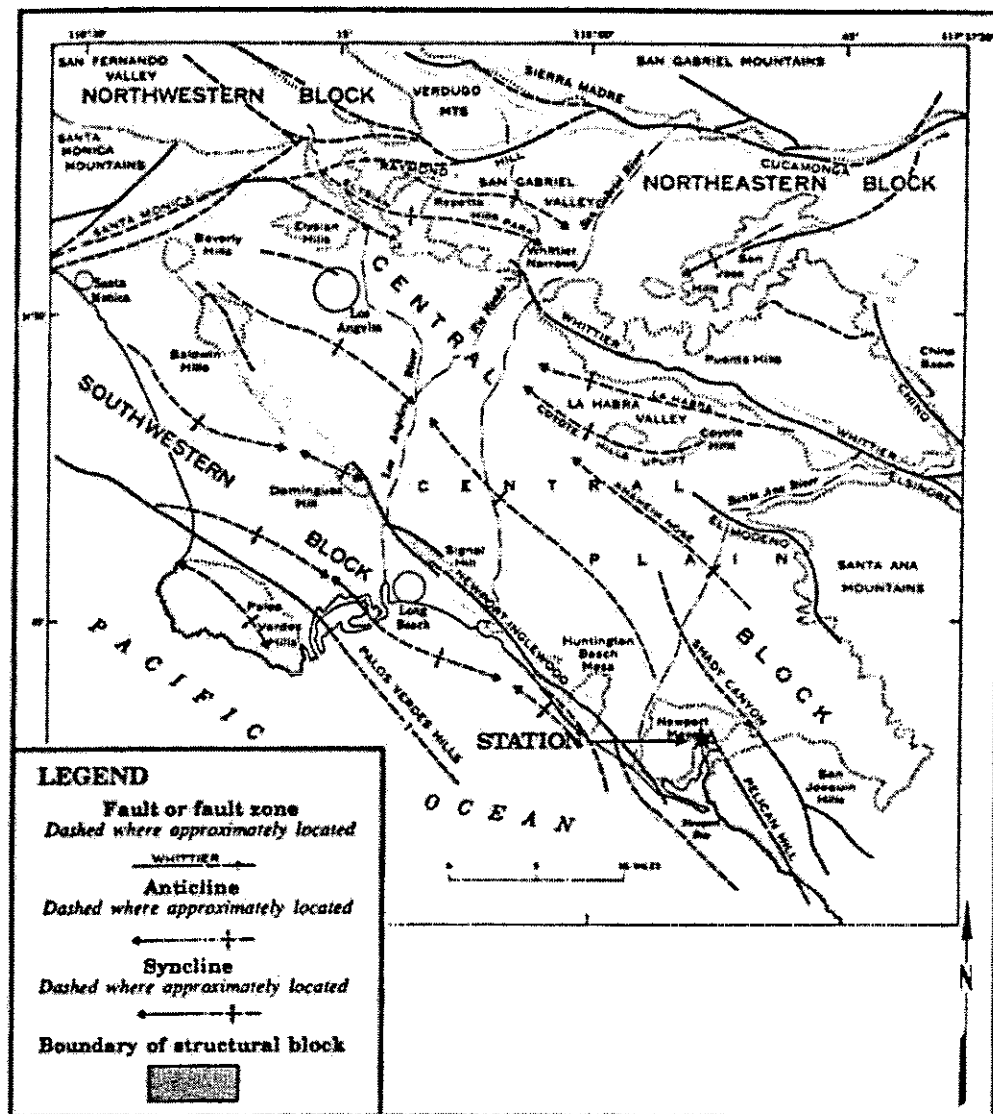
The southern Coastal California area includes parts of three geomorphic provinces: the Coastal Ranges, the Transverse Ranges, and the Peninsular Ranges (ANG 1990), which are shown in Figure 3-6. The western parts of all three provinces are submerged under the Pacific Ocean. The present day Los Angeles Basin, which includes the Station, is at the north end of the Peninsula Ranges province. The physiographic basin is bounded on the east and southeast by the Santa Ana Mountains and the San Joaquin Hills; on the northwest, it is bounded by the Santa Monica Mountains of the east-trending Transverse Ranges province and the accompanying east-trending zone of faults (ANG 1990).



Source: ANG 1990

Figure 3-6. Regional Geomorphic and Structural Map of Southern California

The backbone of the Peninsular Ranges province is an elongate series of northwest-trending mountain ridges separated both offshore and onshore by straight-sided sediment-floored valleys. The onshore portion of the province is 55 to 80 miles wide and has been uplifted, tilted seaward, and sliced longitudinally into subparallel blocks by young steeply dipping northwest-trending fault zones like the Newport-Inglewood zone, which is shown in Figure 3-7. These elongate subparallel blocks stand at different structural elevations; the faulting either dies out to the northwest or merges with or terminates into the steep east-trending faults of the southern margin of the Transverse Ranges (ANG 1990).



Source: ANG 1990

**Figure 3-7. Local Structural Physiographic Map**

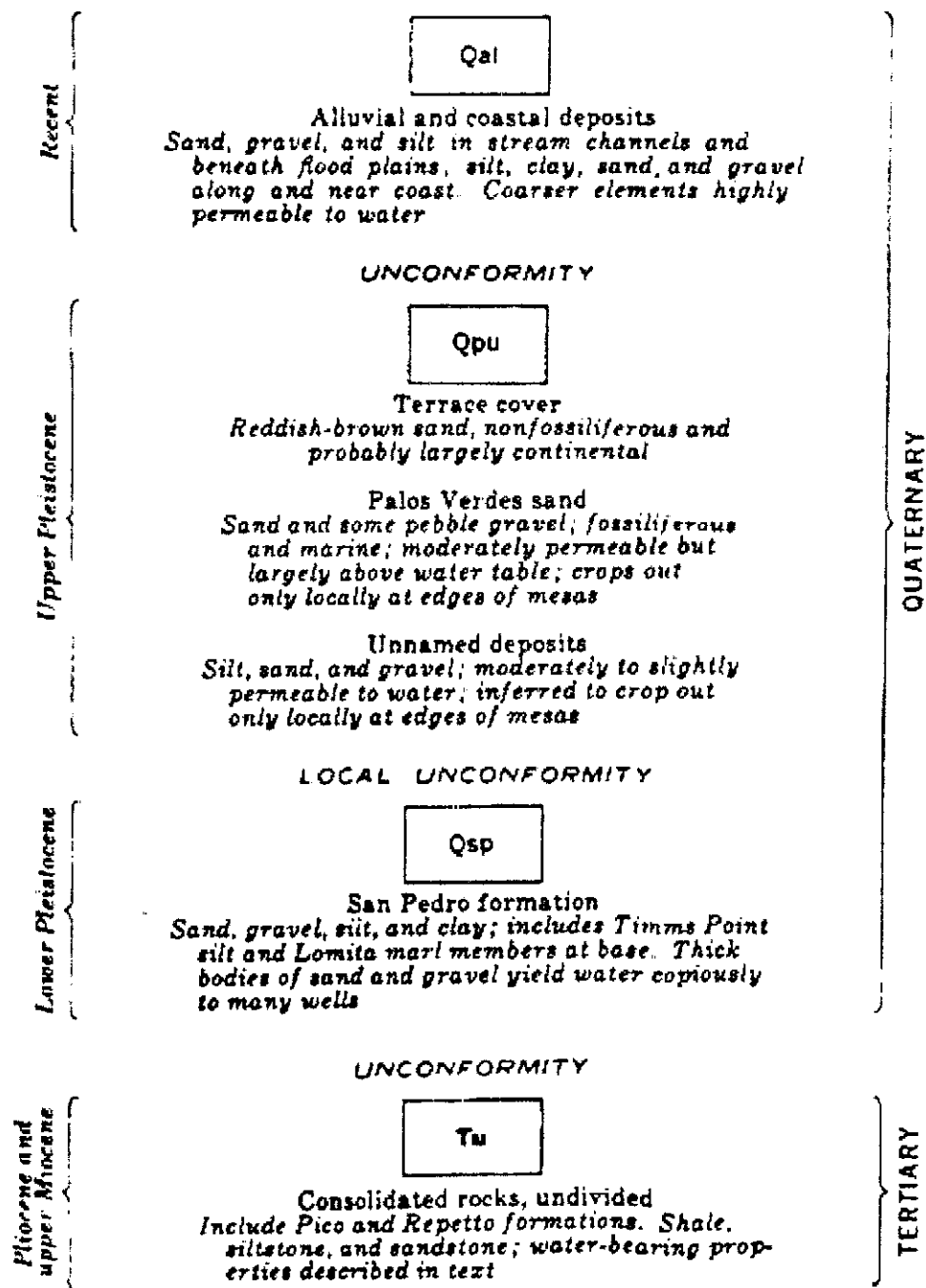
Both offshore and onshore portions of the province have late Cretaceous or Cenozoic marine and nonmarine clastic strata overlying basement rocks. A belt of clastic strata is present along the Coast from San Diego to Los Angeles and exceeds 32,000 feet in thickness in the subsurface south-southeast of downtown Los Angeles (ANG 1990).

Contrasting or partly contrasting rocks occur in four large subdivisions of the Los Angeles Basin. Each subdivision is also a structural block separated from adjoining blocks by faulting with either intermittent vertical or lateral movement (ANG 1990).

The Station is located in the south-southwestern portion of the Central Block that lies a few miles inland from the Newport-Inglewood fault zone and that marks the boundary of the Southwestern Block. In this vicinity, the pre-Cenozoic basement is at approximately 15,000 feet and is overlain mainly by Quarternary Pleistocene and Recent deposits, which are described in Figure 3-8. The Upper Pleistocene sediments are mostly terrace sands of probable nonmarine origin. In the lower portions of the Newport Bay drainage shed, recent alluvial and coastal deposits, such as silt, clay, sand, and gravel, are common. The lower Pleistocene San Pedro Formation is a series of heterogeneous sand and gravel wedges that yield large volumes of water to many wells. The older Pliocene and Upper Miocene Pico and Repetto Formations, which are shales, siltstones, and sandstones, also have water-bearing properties (ANG 1990).

#### **3.2.4 Soils**

As seen in the aerial photograph in Figure 3-4, most of the property within the Station is covered by asphalt pavement. The Myford soil series, which underlies the Station, is a very slowly permeable (less than  $4.24 \times 10^{-5}$  cm/sec) sandy loam with 2 to 9 percent slopes. This gently sloping to moderately sloping soil has a 4-inch-thick surface layer that is a pale brown and pinkish gray, medium acid sandy loam. The subsurface layer is 8 inches thick and consists of a pinkish gray, medium acid sandy loam. The subsoil is approximately 59 inches thick and consists of 6 inches of brown, neutral, and moderately alkaline sandy clay loam; the lower 36 inches of this subsoil are light brown, calcareous sandy clay loam and sandy loam (ANG 1990).



Source: ANG 1990

Figure 3-8. Generalized Stratigraphic Column of the Area

### **3.2.5 Surface Water**

No open water is located on the subject property. The Station is located in the Upper Newport Bay drainage basin. As shown in Figure 3-5, surface water runoff is directed to the city storm drain inlets at the northeast corner of the property. The runoff then is channeled to the southeast into Upper Newport Bay. After entering Upper Newport Bay, the water meanders southwest through the bay to Newport Bay. Finally, the runoff empties southeast into the Pacific Ocean after exiting Newport Bay through the Entrance Channel.

According to the Federal Emergency Management Agency (FEMA) insurance maps in Appendix C, the Station has been classified as located outside the 100- and 500-year floodplains of the Santa Ana River. According to the 1994 National Wetland Inventory survey map in Appendix C, no designated wetlands are located on the Station. However, the stormwater runoff from the Station empties into Upper Newport Bay wetlands located 1½ miles to the southeast.

### **3.2.6 Groundwater**

The main source of water in Orange County is imported from the Colorado River. A major portion of this water is used to recharge the groundwater supply, especially water pumped from the Santa Ana River recharge area along the north-northwest flanks of the Santa Ana Mountains. In these upland (inland) areas, the main water-bearing zones are within the Pleistocene-age San Pedro Formation. They range from a feather edge in the Forebay area to more than 3,000 feet in thickness in the confined aquifer beneath the Station and the Newport Mesa. Well data from four wells in the confined aquifer within 600 feet of the Station indicate that the San Pedro Formation is a heterogeneous wedge of silt, sand, and gravel. The top of the confined aquifer ranges in depth from 336 to 532 feet below ground surface (BGS) and has an average thickness of 179 feet.

Water levels in the unconfined aquifer beneath the Station are approximately 36 to 40 feet BGS. The groundwater moves in a southwesterly direction toward the bay. The groundwater in this surficial aquifer is of poor quality due to saltwater intrusion and is not used as a drinking water source (Interview with Ms. Patricia Hannon, Santa Ana Regional Water

Quality Control Board, September 2002). The shallowest potential drinking water source is a confined aquifer at 336 feet BGS.

### 3.3 HAZARDOUS SUBSTANCES

The EBS team conducted a visual inspection of each building and the surrounding terrain to find evidence of the storage, disposal, or release of hazardous substances. The areas of concern within the Station are discussed in the following paragraphs.

#### 3.3.1 Hazardous Materials and Petroleum Products

Currently, hazardous materials and petroleum products are found in limited quantities within the Station. The majority of hazardous materials are used in the vehicles serviced at the Station. Originally, 150 vehicles were serviced at the Station; however, only 40 vehicles currently are being maintained on the subject property. The hazardous materials currently stored within each building, containment structures, and spill history are listed in Table 3-2.

**Table 3-2. Current Hazardous Materials Storage  
Costa Mesa ANG Station, Costa Mesa, California**

Building	Current Hazardous Substances	Containment	Spills
Building 1 – Headquarters	Solder, spray paint, and batteries	Room 6: Hazardous materials cabinet	None
Building 2 – Vehicle Maintenance	Paint, compressed gas, solvents, antifreeze, acid, oil, grease, gasoline, diesel fuel, and transmission fluid	Room 2 (Storage): Battery storage Tool and Bench Stock Room: Flammables cabinets Maintenance Bay: Safety-Kleen parts washer	Minor spills cleaned with absorbent
Building 3 – Warehouse	Diesel fuel in equipment	None	None
Building 4 – State Maintenance Shop	Gasoline, oil, enamel, paint, thinner, WD-40, acetone, and sealants	Outside: Flammables locker and containment building	None
Building 5 – Cryptography Building	None	None	None

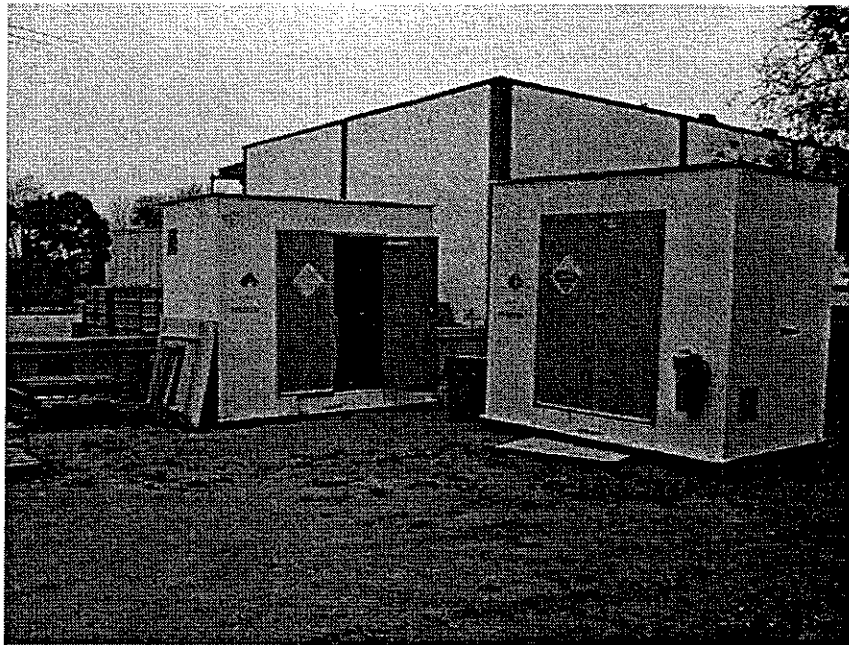
Buildings 2, 3, and 4 have been identified as historically storing hazardous materials. Building 2 has been used for vehicle maintenance and generator maintenance. Hazardous substances stored by vehicle maintenance since the building's construction in 1964 include engine oil, PD-680, sulfuric acid, antifreeze, lube oil, hydraulic oil, transmission fluid, paint thinner, brake fluid, grease, and Safety-Kleen solvent. Hazardous substances stored by generator maintenance since 1964 include engine oil, hydraulic oil, paint strippers, paint thinners, aerosol solvents, gasoline, battery acid, methyl ethyl ketone (MEK), stoddard solvent, Safety-Kleen solvent, diesel fuel, and paint (ANG 1990). Bulk storage of oils and fuels is performed in the storage building behind Building 2 (as shown in Photograph 3-10). Building 3 originally was used as temporary storage for vehicles and has been noted as storing generator batteries and acid. Building 4 originally was used to store oil drums, but currently is used for maintenance activities.

### **3.3.2 Hazardous and Petroleum Wastes**

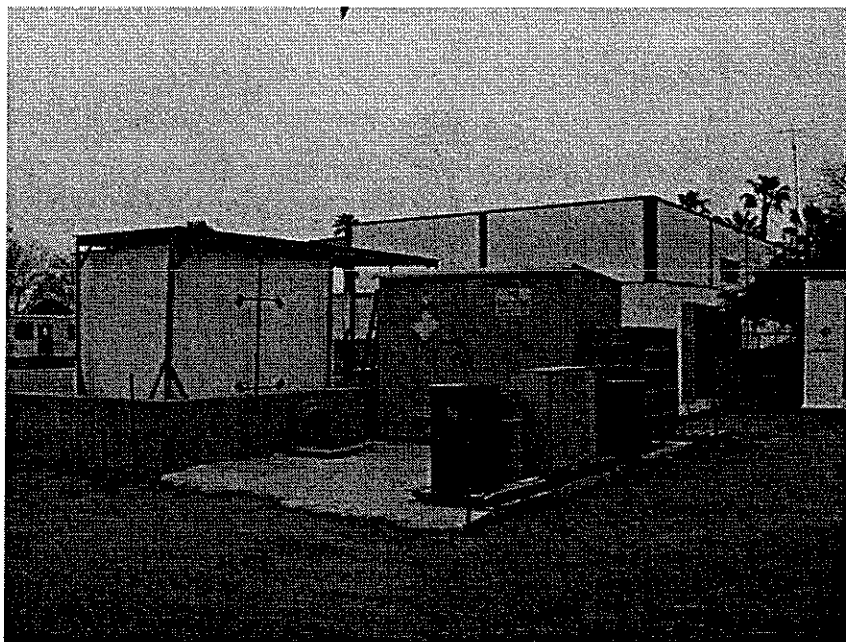
The EBS team searched for evidence of the storage, disposal, or release of hazardous or petroleum wastes during the visual inspection. Currently, the Station maintains a fleet of 40 vehicles and 35 portable generators that create the bulk of the hazardous waste requiring disposal. Hazardous wastes resulting from these maintenance activities include varying amounts of waste fuels, oils, paints, thinners, and solvents. Through the years, hazardous wastes at the Station have been collected and disposed of either through a contractor or the Defense Reutilization and Marketing Office (DRMO) at El Toro Marine Corps Air Station. However, it is unknown how hazardous materials were handled and disposed of while the SAAAB motor pool was at this location.

Although the Station is a conditionally exempt small quantity generator (SQG) of hazardous waste (i.e., less than 100 kilograms of hazardous waste generated each month), personnel follow the hazardous waste regulations for SQGs. Currently, the only building that stores hazardous waste is Building 2 (Vehicle Maintenance), which generates waste diesel fuel, gasoline, antifreeze, acid, motor oils, brake fluid, paint thinner, bearing grease, and Safety-Kleen solvent. Two separate containment buildings behind Building 2 store hazardous and petroleum wastes, as shown in Photograph 3-11.





**Photograph 3-10. POL Storage Area Behind Building 2**



**Photograph 3-11. 90-Day Hazardous Waste Storage Behind Building 2**

The storage building for hazardous wastes has been designated as a 90-day storage area. However, prior to the 1980s, some wastes were not disposed of through hazardous waste contractors. These wastes are described as follows:

- ***Sulfuric/Battery Acid***—The battery room floor drains at Building 2 (Vehicle Maintenance) received approximately 250 gallons of battery acid from the motor pool and 100 gallons of battery acid from the generator shop each year. The acid was discharged untreated from 1964 to 1975, but was neutralized prior to discharge from 1975 to 1982. Heavy corrosion was noted around the drain prior to its capping in 1990.
- ***Ethylene Glycol***—Approximately 100 gallons of used antifreeze were discharged each year to the sanitary sewer at Building 2 (Vehicle Maintenance) from 1964 to 1982.
- ***Miscellaneous Automotive Fluids***—The outdoor vehicle lift adjacent to Building 2 was used to conduct routine fluid changes of vehicles. Unspecified amounts of oils, solvents, antifreeze, and brake fluid were released into the 7-foot-deep vehicle lift since its construction in 1968. Used engine oil also was released onto the ground near the former POL storage area during oil changes.

### ***3.3.3 Installation Restoration Program Site***

The U.S. Department of Defense (DOD) Installation Restoration Program (IRP) is designed to identify, evaluate, and remediate sites where activities may threaten public health, welfare, or the environment. As part of the IRP, a Preliminary Assessment was conducted on the Station in 1990 to identify potential areas of concern (ANG 1990). However, no sites were identified as exhibiting the potential for contaminant presence and migration. Therefore, no further activities under the IRP were conducted.

### ***3.3.4 Storage Tanks and Pipelines***

Station personnel informed the EBS team that two underground storage tanks (USTs) were removed from the former fuel island in front of Building 2 (Vehicle Maintenance). According to closure documents (HAZWRAP 1993), a 2,000-gallon gasoline UST and a 5,000-gallon diesel fuel UST discontinued use in 1990. The tanks had failed leak tests in 1989 (after passing them in 1985) and were pumped dry and abandoned. In 1992, the tanks were removed and the surrounding soil was sampled and found to be contaminated with volatile petroleum

compounds. Approximately 490 tons of affected soil were excavated from the tank pit and transported offsite. The tank pits then were backfilled to grade, and the closure documents were submitted to the state in early 1993 (HAZWRAP 1993). The Station subsequently received a letter from the Orange County Environmental Health Division that no further action was required at the UST site (see Appendix H). No other known USTs are located at the Station.

According to historical topographic maps, there are no gas or petroleum pipelines pass through the Station (USGS 1981). In addition, other than oil drums and 500-gallon refueler trucks, no aboveground storage tanks (ASTs) were identified during the EBS.

### **3.3.5 Oil/Water Separators**

According to documentation and interviews, one OWS is located at the Station, as shown in Photograph 3-12. This OWS is connected to the wash rack drains and is located between Buildings 2 and 3. The 750-gallon concrete OWS was constructed in 1969 and discharges to the sanitary sewer.

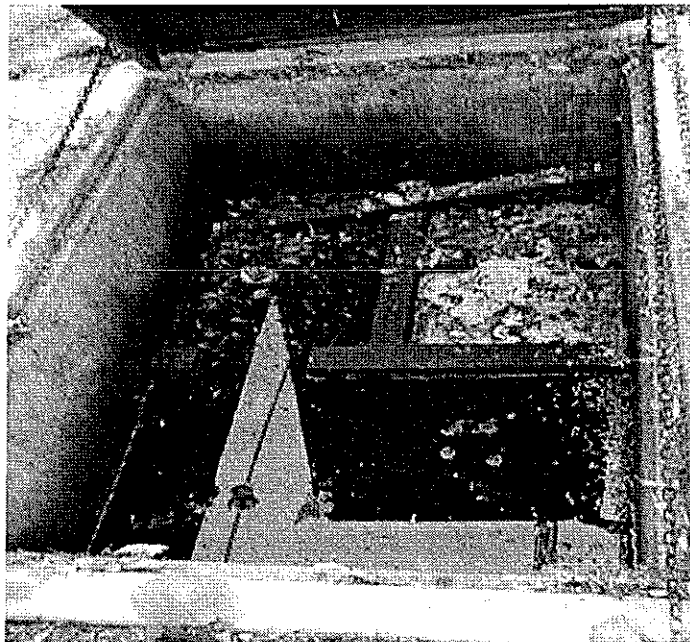
Station personnel noted that automotive maintenance activities were performed within the wash rack and that waste automotive fluids (including battery acid) were discharged to the wash rack drain. The EBS team noted that the concrete in the drain and OWS was in poor shape, possibly due to acid exposure since 1969. Photograph 3-13 shows the interior of the OWS. The wash rack is no longer in use and the OWS is scheduled for removal in 2002.

### **3.3.6 Pesticides**

Prior to the construction of the SAAAB in 1941, the subject property was used for grain farming, and it is likely that pesticides and herbicides were used to control unwanted vermin and vegetation. Currently, pesticides and other chemical control agents are used within the Station to control vegetation along fencelines and vermin within the buildings. It is not known what types of pesticides were used in the 1960s. Approximately 10 years ago, all herbicides that were being used on the base were removed (e.g., Roundup<sup>TM</sup> in 5-gallon containers) from the state maintenance building (Building 4) because the state employee using the herbicides was not certified. Currently, pesticide applications are performed by a state-certified contractor using typical commercial products (e.g., Roundup<sup>TM</sup>).



**Photograph 3-12. Oil/Water Separator Behind Building 2**



**Photograph 3-13. Oil/Water Separator Interior**

During the Phase II EBS, one semivolatile organic compound (SVOC) (2,4,6-trichlorophenol) was detected in 18 of the 21 total samples at concentrations ranging from 1.1 to 1.4 mg/kg (SAIC 2002). However, the concentrations of this SVOC are far below the residential preliminary remediation goal (PRG) of 44 mg/kg. 2,4,6-Trichlorophenol is a germicidal agent that has been used as a herbicide, fungicide, and defoliant (Hawley 1981). Production of this chemical was discontinued in 1975 by Dow Chemical Company (NTP 1979).

### **3.3.7 Medical/Biohazardous Waste**

Based on building maps, a medical clinic was located in Building 1. The medical clinic consisted of a doctor's office where shots were given. The used hypodermic needles and miscellaneous medical waste were sent to March Air Force Base (AFB) for disposal. Currently, there is no medical clinic on the base; all equipment (including the x-ray machine) was sent to March AFB.

According to a 1943 site map, a former hospital and incinerator were identified nearby as part of the SAAAB (Miller 1989). It is not known where ash from the hospital incinerator was buried.

### **3.3.8 Ordnance**

The Station had a weapons vault for rifles and pistols from 1968 to the early 1970s in Building 5 (Interview with CMSgt. Doug Zimmer, Operations Superintendent Vice Head, January 2000). However, the vault currently is being used for classified storage and does not contain any ordnance.

### **3.3.9 Radioactive Waste**

Although radioactive equipment may have been used within the property (e.g., night vision equipment), no evidence of any radioactive waste disposal was found at the Station.

### **3.3.10 Solid Waste**

All solid waste generated by the Station is taken by a contractor (currently Ware Transportation) to a waste transfer station. This waste then is transported to a landfill in LaBrea County.

The Station never has had a landfill on the property; however, an old vehicle axle was discovered in the 1970s buried at the northeast corner of the base (Interview with Mr. Dave Shorb, State Maintenance Mechanic, January 2000). This location is indicated in Figure 3-5. Therefore, remnants of automotive components from the SAAAB motor pool may be present in the subsurface soils (although none was found during the Phase II EBS).

### ***3.3.11 Wastewater Treatment, Collection, and Discharge***

The sanitary sewer system that serves the Station is served by the Costa Mesa Water District and treated by the Huntington Beach Sewage Treatment Plant. The Station does not have a National Pollutant Discharge Elimination System (NPDES) permit, nor does it have an industrial wastewater permit.

An outdoor vehicle wash rack and OWS were constructed near Building 2 in 1969, as shown in Photograph 3-14. The wash rack is surrounded by 3-foot concrete berms and has a 5-inch asphalt berm at the entrance. Vehicle washwater and stormwater that collects in the wash rack is directed into drains which lead to the adjacent OWS (see Section 3.3.5). The OWS always has discharged to the sanitary sewer.



**Photograph 3-14. Wash Rack at Building 2**

### **3.4 DISCLOSURE ITEMS**

#### **3.4.1 *Drinking Water Quality***

The potable water used at the Station is supplied by the Mesa Consolidated Water District. No testing of the drinking water quality has been conducted at the Station (although future testing may be conducted by March AFB), and no water wells are present within the Station's boundaries (Interview with MSgt. Frank Mizwa, Maintenance Support, January 2000). The EBS survey identified several 1960s-era General Electric and Oasis water fountains in Buildings 1 and 2. Due to the age of the piping (i.e., more than 30 years old), high concentrations of lead and copper may be present in the water.

#### **3.4.2 *Asbestos***

The Asbestos Management Team of the ANG Civil Engineering Technical Services Center conducted an asbestos survey at the Station in 1993 (ANGCE 1993). Asbestos-containing material (ACM) was found in the floor tile, thermal insulation, and fire protection insulation inside Buildings 1 and 2 and was suspected inside Building 5. As shown in Table 3-3, some of the ACM was found to need repair and posed a threat requiring immediate action. The rest of the ACM was found to be in good condition and did not require immediate action to prevent releases of fibers; however, 6-month inspections of the ACM is required to determine whether the material needs repair (ANGCE 1993). The Building 1 repairs subsequently were completed, and the 6-month inspections currently are performed by the state maintenance mechanic.

#### **3.4.3 *Polychlorinated Biphenyls***

Polychlorinated biphenyls (PCBs) are used in electrical equipment, primarily in capacitors and transformers, because they are electrically nonconductive and stable at high temperatures. PCBs persist in the environment, accumulate in organisms, and concentrate in the food chain.

**Table 3-3. Asbestos Survey Results  
Costa Mesa ANG Station, Costa Mesa, California**

<b>Building</b>	<b>Asbestos Location(s)</b>	<b>Condition of Asbestos</b>
1	Thermal insulation on hot water tank and outlet lines; mudded thermal insulation on fittings	Poor condition: Required immediate repair and posed a threat to human health
	Brown and gray floor tile (9" x 9" and 12" x 12" ); fire door insulation	Good condition: Requires 6-month inspections, repair and remove as needed
2	Transite corrugated roof over walkway between buildings; gray floor tile and mastic (9" x 9" )	Good condition: Requires 6-month inspections, repair and remove as needed
3	None found	Not applicable
4	None found	Not applicable
5	Possible insulation inside vault door (not tested)	Check for asbestos prior to modification or disposal

The disposal of these compounds is regulated under the Toxic Substances Control Act (TSCA), which banned the manufacture and distribution of PCBs. By Federal definition, PCB equipment contains 500 parts per million (ppm) or more of PCBs, whereas PCB-contaminated equipment contains PCB concentrations greater than 50 ppm but less than 500 ppm. The U.S. Environmental Protection Agency (EPA), under TSCA guidance, regulates the removal and disposal of all sources of PCBs containing 50 ppm or more.

The transformers that serve the Station were installed in the utility vault along Newport Boulevard in 1964. In addition, two pole-mounted transformers (for residential homes) are located outside the northern fenceline but are still within the Station property. However, according to the Group Civil Engineer (Interview with Maj. Gary Aten, Group Civil Engineer, January 2000) and documentation (ANG 1990), these transformers do not contain PCBs.

#### **3.4.4 Radon**

Radon is a naturally occurring, colorless, and odorless radioactive gas that is produced by radioactive decay of naturally occurring uranium. Uranium decays to radium and then radon. Radon in the soil can enter a building through small spaces and openings and can accumulate in enclosed areas, such as basements.



The most recent radon policy is the DOD memorandum, *Asbestos, Lead-based Paint and Radon Policies at BRAC Properties* (October 31, 1994). This policy states that in accordance with 26 United States Code (USC) 2661 to 2671, DOD will conduct a study to determine radon levels in a representative sample of its buildings. DOD has applied EPA guidelines for residential structures (i.e., an average radon concentration of 4 picocuries per liter [pCi/L]) with regard to remedial actions. Any available and relevant radon assessment data pertaining to property being transferred must be included in property transfer documents. DOD policy is not to perform radon assessment and mitigation prior to transfer unless otherwise required by applicable law.

No radon survey has been conducted at the Station. However, none of the buildings is used for housing, and there are no basements in any of the buildings. Information from the EPA National Radon Database (see Appendix C) shows that Orange County is a Zone 3 area with an indoor average radon level of less than 2 pCi/L. Based on sites tested in Orange County, the average radon activity is 0.763 pCi/L in the first-floor living areas. This is well below the 4 pCi/L radon action level established by the EPA.

#### **3.4.5 Lead-Based Paint**

In 1973, the Consumer Product Safety Commission (CPSC) established a maximum lead content in paint of 0.5 percent by weight in a dry film of paint newly applied. In 1978, the CPSC lowered the allowable lead level in paint to 0.06 percent.

The most recent lead-based paint policy is the Air Force memorandum, *Air Force Policy and Guidance on Lead-Based Paint in Facilities* (May 24, 1993). The policy is referenced in Air Force Handbook (AFH) 32-9007 (May 1, 1999) and requires Air Force installations to identify, evaluate, control, and eliminate existing lead-based paint hazards and past lead-based paint hazards where potential lead-based paint debris may have accumulated in the area surrounding facilities. Priority is given to facilities or portions of facilities frequented by children. All installations must develop and implement a plan for identifying, evaluating, managing, and abating lead-based paint hazards. The guidance emphasizes the use of in-place management and lead-based paint abatement as part of the normal facility renovation and upgrade programs when it is cost-effective.

Four of the five buildings on the Station were noted as having painted surfaces: Headquarters (Building 1), Vehicle Maintenance (Building 2), the State Maintenance Shop (Building 4), and the Cryptography Building (Building 5). All of these buildings were constructed prior to 1972 and, at the time of the visual inspection, the painted surfaces appeared to be in good condition (i.e., no excessive peeling).

During the Phase II EBS, paint samples were collected to determine if concentrations of lead are present on the interior building walls greater than action levels. The following discrete paint samples were collected: eight from Building 1, four from Building 2, two from Building 4, and two from Building 5. The paint samples from within each building were composited into one sample and analyzed for lead.

As shown in Appendix G, lead paint was detected in each building at concentrations from 38 to 2,200 mg/kg. Buildings 1, 2, and 4 exceed the State of California lead action level for child-occupied facilities of 255 mg/kg.

## 4. FINDINGS FOR ADJACENT PROPERTIES

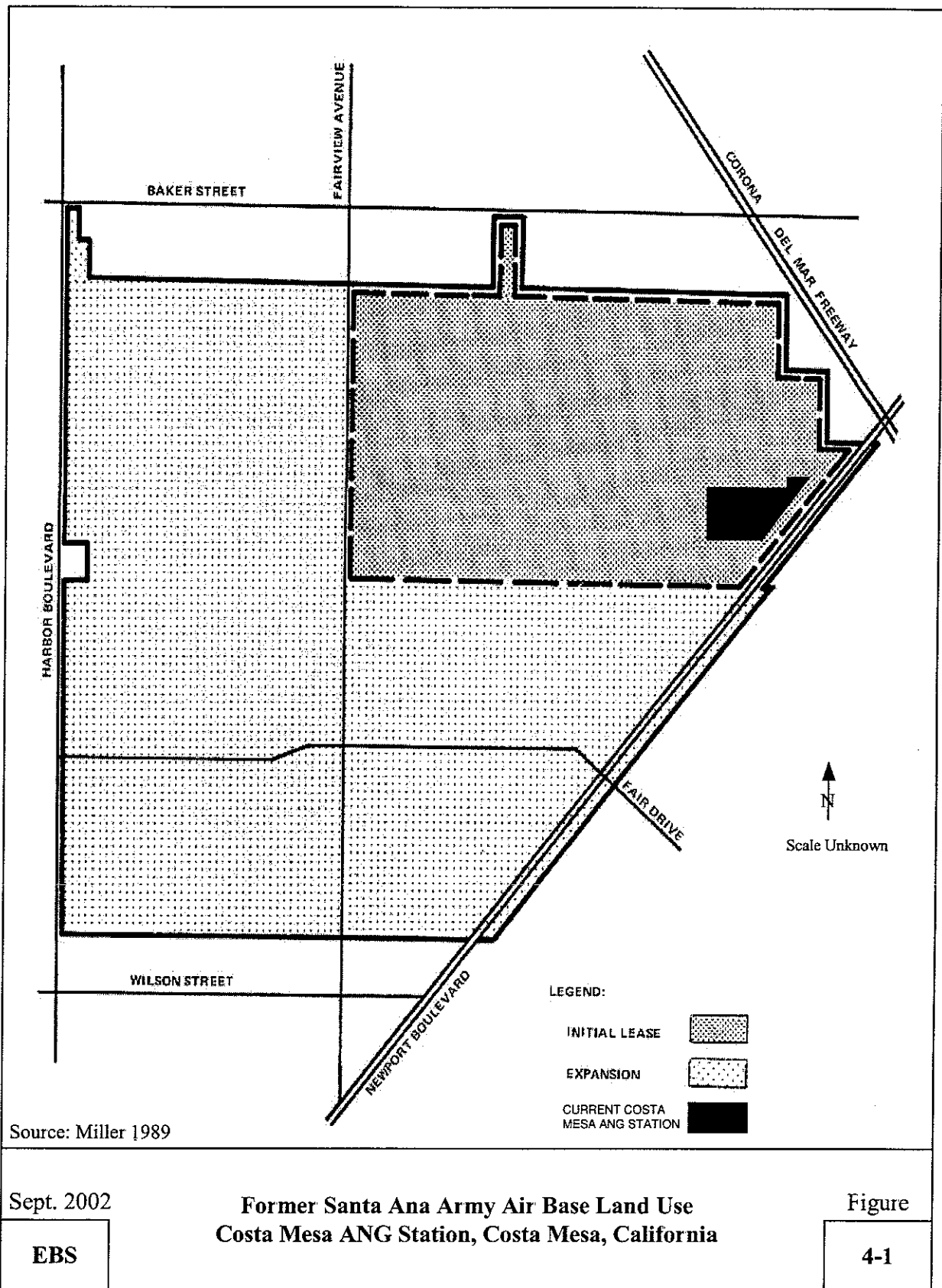
### 4.1 HISTORICAL AND CURRENT LAND USE

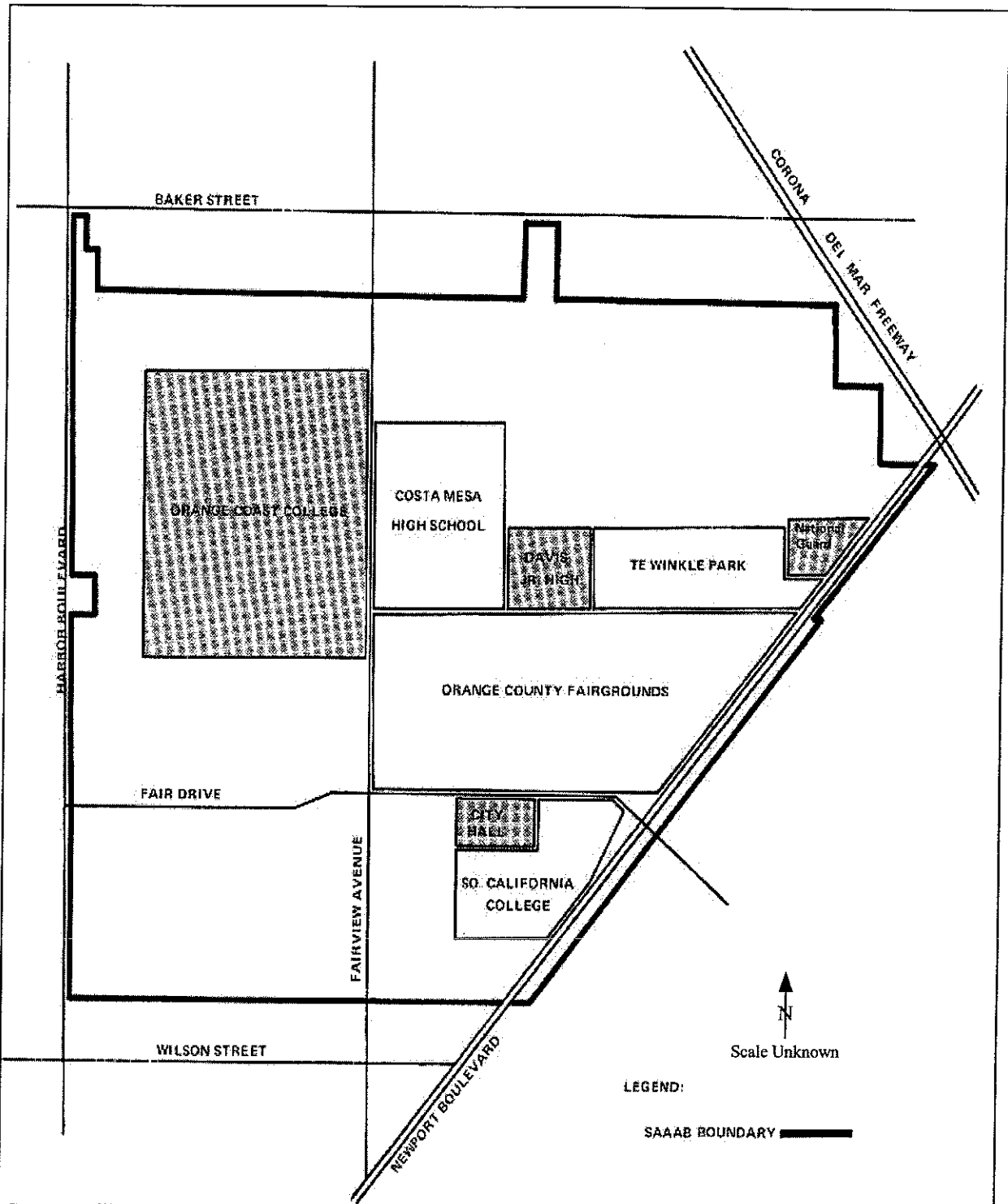
The site history for the area adjacent to the Station was obtained through the historical aerial photographs, topographic maps, Federal and state databases, and interviews with Station personnel.

The property in the vicinity of the Station was a rural farming area used to grow lima beans, grains, apples, and alfalfa since the beginning of permanent habitation in Santa Ana. A 1901 topographic map shows that the Southern Pacific Railroad ran along Newport Boulevard toward Newport Bay, but the Santa Ana region was sparsely populated (USGS 1901). According to a 1943 aerial photograph, significant residential development occurred along the southeast side of Newport Boulevard between 1901 and 1943 (CMHS 1943). By 1943, the railroad had been replaced by the four-lane Newport Boulevard and an airport runway was present in the future location of the Orange County (John Wayne) Airport.

The U.S. Army acquired a 1,300-acre property in 1941 for the purpose of constructing the SAAAB, as shown in Figure 4-1. The operations that took place on the Air Base included the training of navigators and pilots; however, flight operations were not conducted within the installation. After the Korean War, the SAAAB property was divided and sold. The installation currently is occupied by the Orange Coast College, Costa Mesa High School, Davis Junior High, Orange County Fairgrounds, Southern California College, City Hall, Têwinkle Park, and residential developments, as shown in Figure 4-2.

Urbanization of the Costa Mesa area flourished during the 1960s. By 1972, Interstate 405 had been constructed north of the Station, and Newport, Bristol, and Palisades Roads had been improved and become major thoroughfares in Costa Mesa. The construction of Interstate 405 and State Route 73 resulted in additional development throughout the Costa Mesa and Santa Ana area. In the mid-1960s, heavy residential development replaced farms near the Upper Newport Bay, and commercial industries were moving in adjacent to the Orange County Airport. Many commercial businesses (e.g., gas stations) were installed along Palisades Road (now Bristol Street) near the Newport Boulevard intersection. Today, very little open space is left in Costa Mesa.





Source: Miller 1989

Sept. 2002

EBS

# Current Land Use Costa Mesa ANG Station, Costa Mesa, California

Figure

4-2

Currently, the area surrounding the Station is predominantly urban with commercial and residential areas. The Station is surrounded by Tewinkle Park to the west, Orange County Fairgrounds (which contain historic buildings from the SAAAB) to the southwest, residential areas and a tree nursery to the northwest, Santa Ana Country Club to the southeast, and Orange County (John Wayne) Airport to the northeast, as shown in Figure 4-3.

## 4.2 SURVEYED PROPERTIES

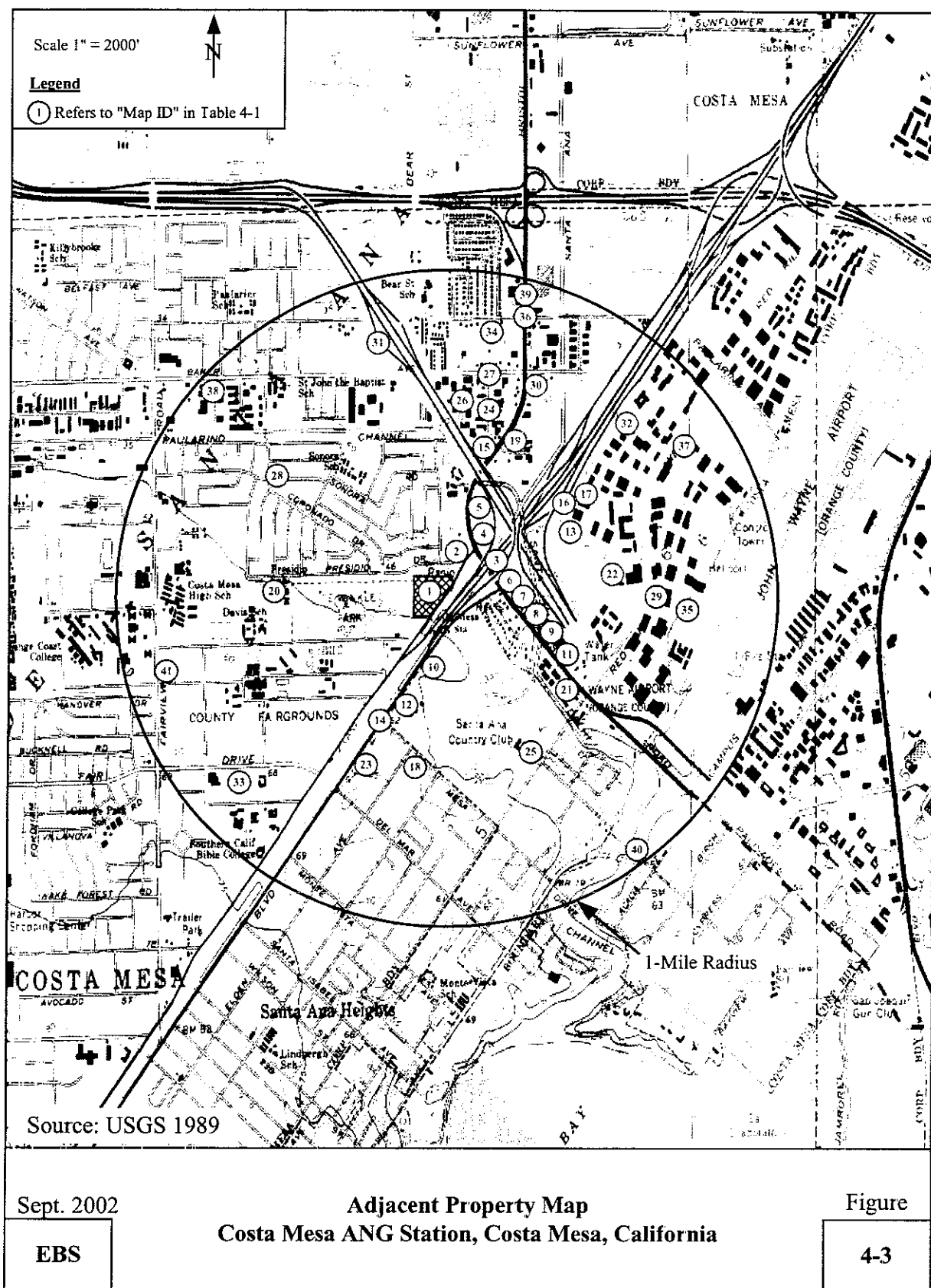
ASTM standards and Air Force regulations require that properties within a 1-mile radius of the Station be investigated to determine their potential to affect the subject property. All of the sites listed on the state or Federal databases within a 1-mile radius of the Station are presented in Table 4-1. The locations of these sites and other areas of concern identified in the adjacent property search are shown in Figure 4-3. The environmental liabilities at the surrounding properties and their potential to affect the Station are described in the following paragraphs.

### 4.2.1 *Hazardous Materials and Petroleum Products*

According to the Federal and state databases, 68 facilities are located within a 1-mile radius of the Station that have used hazardous materials and petroleum products. These locations include a landfill, gas stations, automotive shops, dry cleaners, shopping centers, manufacturers, and educational institutions. Due to groundwater flow moving in a generally southwesterly direction, facilities north and east of the Station are of particular concern.

The Newport Avenue Station solid waste landfill is located  $3/16$  mile northeast of the Station. This landfill is closed; however, the possibility exists that contaminated leachate may have been released into the groundwater and reached the Station. Other areas of concern listed on the environmental databases are:

- ***California Sites of Hazardous Substance Release Properties (Costa Mesa ANG Station, Exotic Materials, and Zeus Manufacturing)***—This database identifies sites that have had or are suspected of having hazardous substances releases. The Station has had hazardous substance releases in the past. Exotic Material and Zeus Manufacturing both have been investigated and “Do Not Require Action” as of 1984 and 1988, respectively. Because these two sites do not require action, it is presumed that any contamination they released has been contained or is insignificant and, therefore, is not capable of contaminating the Station.



**Table 4-1. Results from State and Federal Databases Search  
Costa Mesa ANG Station, Costa Mesa, California**

<b>Map ID</b>	<b>Site Name and Address</b>	<b>Distance/Direction</b>	<b>Databases within Search Distance</b>	<b>Additional Details from Databases<sup>1</sup></b>
1	Costa Mesa Air National Guard Newport Boulevard Costa Mesa, CA 92626	Target property	CA SITES AWP	Active annual work plan site since 1/1/95.
2	Newport Avenue Station #1 Newport Fwy. and Bristol 2700 Costa Mesa, CA 92626	<sup>3</sup> / <sub>16</sub> mile NE	SWF/LF	Closed solid waste landfill (unknown close date).
2	Practice Builder Ad Agency 2755 Bristol St., Suite 100 Costa Mesa, CA 92626	<sup>3</sup> / <sub>16</sub> mile NE	HAZNET	125 pounds of photochemical/photoprocessing waste (unspecified destination).
3	Chevron #9-8787 2702 Bristol St Santa Ana, CA 92626	<sup>3</sup> / <sub>16</sub> mile ENE	LUST	Gasoline LUST release (unspecified date and amount)
3	Exxon Service Station #38 2701 Bristol St. Santa Ana, CA 92626	<sup>3</sup> / <sub>16</sub> mile ENE	Cortese LUST	Gasoline LUST release on 10/10/91 (unspecified amount) that affected an aquifer.
4	South Pacific Car Wash 2750 Bristol St. Costa Mesa, CA 92626	<sup>3</sup> / <sub>16</sub> mile NE	CA FID UST HAZNET	Unspecified UST. 1.1467 tons of waste oil and mixed oil sent to recycler.
5	Speedee Oil Changes Tune Up 2770 Bristol St. Costa Mesa, CA 92616	<sup>3</sup> / <sub>16</sub> mile NE	HAZNET	584 pounds of waste oil and mixed oil sent to recycler
6	Autocare Express 375 Bristol St. Costa Mesa, CA 92626	<sup>3</sup> / <sub>16</sub> mile east	HAZNET	459 pounds of unspecified aqueous solution sent to recycler.
6	Jiffy Lube #861 375 Bristol St., Suite 110 Costa Mesa, CA 92626	<sup>3</sup> / <sub>16</sub> mile east	HAZNET RCRIS-SQG FINDS	9.9035 tons of aqueous solution with less than 10 percent total organic residues sent to transfer station. SQG of hazardous waste. No RCRA violations found.
6	J Ray Sanderson/Cardinal 375 Bristol St. Costa Mesa, CA 92626	<sup>3</sup> / <sub>16</sub> mile east	LUST	Gasoline LUST release on 2/4/88 (unspecified amount) that affected groundwater, closed on 6/18/91.
6	Bristol Autoplex 375 Bristol St. Costa Mesa, CA 92626	<sup>3</sup> / <sub>16</sub> mile east	HAZNET	584 pounds of unspecified aqueous solution sent to recycler.
6	Autoplex Transmission 375 Bristol St., Suite 95 Costa Mesa, CA 92626	<sup>3</sup> / <sub>16</sub> mile east	RCRIS-SQG FINDS	SQG of hazardous waste. No RCRA violations found.



**Table 4-1. Results from State and Federal Databases Search  
Costa Mesa ANG Station, Costa Mesa, California (Continued)**

Map ID	Site Name and Address	Distance/ Direction	Databases within Search Distance	Additional Details from Databases <sup>1</sup>
7	Country Style Cleaners 320 Bristol St. Costa Mesa, CA 92626	¼ mile east	RCRIS-SQG FINDS HAZNET	SQG of hazardous waste. No RCRA violations found. Unknown amount and type of chemical sent to recycler.
7	Arco Products Company #5594 300 Bristol St. Costa Mesa, CA 92626	¼ mile east	HAZNET	15.1704 tons of contaminated soil from site cleanups sent for disposal to a landfill.
7	Bristol Plaza Chevron 300 Bristol St. Costa Mesa, CA 92626	¼ mile east	LUST	Gasoline LUST leak on 7/28/97 that affected surrounding soil
8	Diversified Shopping Center 270 Bristol St. Costa Mesa, CA 92626	¼ mile east	HAZNET	3,3712 tons of ACM waste sent for disposal to a landfill.
8	Business Express 270 Bristol St. Costa Mesa, CA 92626	¼ mile east	HAZNET	250 pounds of photochemicals/ photoprocessing waste sent to a transfer station.
9	Bristol Village Cleaners 260 Bristol St. Costa Mesa, CA 92626	¼ mile east	RCRIS-SQG FINDS Indus Site HAZNET CA SLIC	SQG of hazardous waste. No RCRA violations found Industrial Site: Hazardous materials perchloroethylene, closed 1/16/97. 621 pounds of halogenated solvents (e.g., chloroform, methyl chloride, and perchloroethylene) sent to recycler Site either has affected or has the potential to affect groundwater.
10	City Yard (Former) 2809 Newport Boulevard Newport Beach, CA 92626	¼ mile SSW	Cortese LUST	Kerosene LUST spill on 6/17/90 (unspecified amount) from overfilling that affected groundwater, closed on 11/7/90.
11	1X Barr Lumber 1275 Bristol St. Costa Mesa, CA 92626	<sup>5</sup> / <sub>16</sub> mile ESE	HAZNET	292 pounds of tank bottom waste (unspecified destination) 1,251 pounds of waste oil and mixed oil sent to recycler.
11	Louisiana-Pacific Corp. 1275 Bristol St. Costa Mesa, CA 92626	<sup>5</sup> / <sub>16</sub> mile ESE	UST	One 8,000-gallon unleaded UST (¼" thick wall). Installed 1973. Tank has visual and stock inventor leak detection.
12	Frank C. Palmer, Inc 2672 Newport Boulevard Costa Mesa, CA 92627	<sup>3</sup> / <sub>8</sub> mile SSW	LUST	Gasoline LUST release (unspecified date and amount) that affected soil, closed on 7/22/93.
13	Harts Carpets 101 Kalmus Dr. Costa Mesa, CA 92626	<sup>3</sup> / <sub>8</sub> mile ENE	HAZNET	834 pounds of unspecified oil-containing waste sent to recycler

**Table 4-1. Results from State and Federal Databases Search  
Costa Mesa ANG Station, Costa Mesa, California (Continued)**

Map ID	Site Name and Address	Distance/ Direction	Databases within Search Distance	Additional Details from Databases <sup>1</sup>
13	O'Conner Engineering Labs 100 Kalmus Dr. Costa Mesa, CA 92626	<sup>3</sup> / <sub>8</sub> mile ENE	HAZNET	667 2 pounds of aqueous solution with 10 percent or more total organic carbon (unspecified destination).
13	Easy Picker Golf Products 102 Kalmus Dr. Costa Mesa, CA	<sup>3</sup> / <sub>8</sub> mile ENE	HAZNET	858 pounds of oxygenated solvents (e.g., acetone, butanol, ethyl acetate) sent to transfer station.
14	S.R. 55 North of Mesa Ave. Costa Mesa, CA 92626	<sup>7</sup> / <sub>16</sub> mile SSW	CHMIRS	Diesel fuel release on 12/14/88 affecting the air (unspecified amount).
15	TR Brell Creekside Corp 2900 Bristol St. Costa Mesa, CA 92626	<sup>7</sup> / <sub>16</sub> mile NNE	HAZNET	1.1467 tons of unspecified aqueous solution sent to recycler.
15	Creekside Property 2900 Bristol St. Costa Mesa, CA 92626	<sup>7</sup> / <sub>16</sub> mile NNE	CA SLIC	Site either has affected or has the potential to affect soil and groundwater.
16	Exxon Station #7-3676 3003 Newport Boulevard Costa Mesa, CA 92626	<sup>7</sup> / <sub>16</sub> mile NE	LUST	Gasoline LUST release on 4/30/92 (unspecified amount) affecting groundwater, closed on 12/4/97 after using vapor extraction.
17	Pioneer Packaging Inc. 3030 Pullman St. Costa Mesa, CA 92626	<sup>7</sup> / <sub>16</sub> mile ENE	HAZNET UST	One 10,000-gallon diesel fuel UST Installed 1978. Tank has no leak detection.
18	Newport Harbor Animal Hospital 125 Mesa Dr. Costa Mesa, CA 92627	<sup>7</sup> / <sub>16</sub> mile south	HAZNET	25 pounds of metal sludge (alkaline solution containing regulated metals) sent to recycler.
19	Vista Paint Store 29311 Bristol St. Costa Mesa, CA 92626	<sup>1</sup> / <sub>2</sub> mile NNE	Cortese LUST	Paint thinner LUST release on 3/2/87 (unspecified amount) that affected soil.
19	Exotic Material, Inc. 2930 Bristol St. Costa Mesa, CA 92626	<sup>1</sup> / <sub>2</sub> mile NNE	CA SITES	Does not require action or oversight activity as of 8/23/84.
19	Perkin Elmer Applied Optics 2930 Bristol St. Costa Mesa, CA 92626	<sup>1</sup> / <sub>2</sub> mile NNE	RCRIS-SQG FINDS	Classification not reported. No RCRA violations found.
19	Vista Print Corporation 2931 Bristol St. Costa Mesa, CA 92626	<sup>1</sup> / <sub>2</sub> mile NNE	UST	One 4,000-gallon "product" UST ( <sup>3</sup> / <sub>16</sub> " thick wall). Installed 1974. Tank has no leak detection.
19	Viking Products, Inc. 709 Randolph Ave. Costa Mesa, CA 92626	<sup>1</sup> / <sub>2</sub> mile NNE	HAZNET	1.3552 tons of unspecified aqueous solution (unspecified destination)
19	Antimite Pest Control 696 Randolph Ave. Costa Mesa, CA 92626	<sup>1</sup> / <sub>2</sub> mile NNE	LUST	Gasoline LUST release on 8/13/98 (unspecified amount) affecting soil, leak is being confirmed.
20	Coastline R.O.P. 1001 Presidio Sq. Costa Mesa, CA 92626	<sup>1</sup> / <sub>2</sub> mile west	HAZNET	208 pounds of unspecified aqueous solution sent to recycler

**Table 4-1. Results from State and Federal Databases Search  
Costa Mesa ANG Station, Costa Mesa, California (Continued)**

Map ID	Site Name and Address	Distance/Direction	Databases within Search Distance	Additional Details from Databases <sup>1</sup>
21	Unocal Service Station #5909 1476 South East Bristol St. Costa Mesa, CA 90220	½ mile ESE	Notify 65	None.
22	Orange County Department of Ed. 200 Kalmus Dr. Costa Mesa, CA 92626	½ mile ENE	Cortese LUST	Gasoline LUST release on 10/31/91 (unspecified amount) affecting aquifer.
22	Pep Boys-Costa Mesa 2946 Bristol St. Costa Mesa, CA 92626	½ mile ENE	LUST UST	Diesel fuel LUST release on 10/6/98 (unspecified amount) affecting soil One 550-gallon waste oil UST. Tank has visual leak detection This tank is being assessed for a possible waste oil leak affecting soil
23	City of Costa Mesa 2600 Newport Boulevard Costa Mesa, CA 92627	<sup>9</sup> / <sub>16</sub> mile SW	LUST	PCE LUST release on 1/24/87 (unspecified amount) affecting soil, closed on 9/14/90. Waste oil LUST release (unspecified date and amount) affecting soil, closed 9/14/90.
23	Tice Shell S.S. 2590 Newport Boulevard Costa Mesa, CA 90631	<sup>9</sup> / <sub>16</sub> mile SW	Cortese LUST	Gasoline LUST release on 6/23/94 (unspecified amount) affecting soil.
23	Jim Tice Shell Service 2590 Newport Boulevard Costa Mesa, CA 92627	<sup>9</sup> / <sub>16</sub> mile SW	CA FID LUST	Gasoline LUST release (unspecified date and amount) affecting soil
23	Costa Mesa Air National Guard 2651 Newport Boulevard Costa Mesa, CA 92626	<sup>9</sup> / <sub>16</sub> mile SW	Cortese LUST Notify 65	Unleaded gasoline LUST release on 6/30/90 (unspecified amount) affecting soil. Noted release that could have impacted drinking water.
24	Graham Brothers 2956 Randolph Ave. Costa Mesa, CA 92626	<sup>9</sup> / <sub>16</sub> mile NNE	CA FID HAZNET LUST	Active UST location (unspecified contents and volume). 1,251 pounds of tank bottom waste sent to recycler. Gasoline LUST release on 12/13/94 (unspecified amount) affecting soil, closed on 9/6/95.

**Table 4-1. Results from State and Federal Databases Search  
Costa Mesa ANG Station, Costa Mesa, California (Continued)**

Map ID	Site Name and Address	Distance/Direction	Databases within Search Distance	Additional Details from Databases <sup>1</sup>
25	Santa Ana Country Club 20241 Santa Ana Ave. Santa Ana, CA 92707	<sup>5</sup> / <sub>8</sub> mile SE	HAZNET LUST	1 251 tons of unspecified organic liquid mixture sent to treatment, tank Gasoline LUST (unspecified date and amount) affecting soil, closed on 3/23/99. Diesel fuel LUST release on 11/13/87 (unspecified amount) affecting soil, closed on 1/11/89. Unleaded gasoline LUST release on 1/27/89 (unspecified amount) affecting soil. Gasoline LUST release on 4/20/99 (unspecified amount) affecting groundwater, leak is being confirmed.
25	Shell Oil and Service Station 1512 SE Bristol St. Santa Ana, CA 92707	<sup>5</sup> / <sub>8</sub> mile SE	LUST	Gasoline LUST release on 8/11/86 (unspecified amount) affecting groundwater, closed on 10/25/96 after pumping and treating groundwater.
26	Russel Property/Custom Motors 2972 Century Pl Costa Mesa, CA 92626	<sup>5</sup> / <sub>8</sub> mile north	Cortese LUST	Gasoline LUST release on 8/27/90 (unspecified amount) affecting groundwater.
26	Costa Mesa Fire Station #2 800 Baker St. Costa Mesa, CA 92626	<sup>5</sup> / <sub>8</sub> mile north	Cortese LUST	Diesel fuel LUST release on 6/25/87 (unspecified amount) affecting soil
27	Thrifty Oil SS #151 751 Baker St. Costa Mesa, CA 92626	<sup>11</sup> / <sub>16</sub> mile NNE	Cortese LUST	Gasoline LUST release on 7/23/88 (unspecified amount) affecting groundwater.
28	El Camino Auto Services Bristol St. Costa Mesa, CA 92626	<sup>11</sup> / <sub>16</sub> mile NW	LUST	Gasoline LUST release on 11/7/90 (unspecified amount) affecting groundwater.
29	Astech Facility 3030 Red Hill Ave. Santa Ana, CA 92795	<sup>11</sup> / <sub>16</sub> mile east	Cortese LUST	Solvent LUST release on 6/8/87 (unspecified amount) affecting aquifer, currently excavating and disposing of contaminated soil.
30	Arco Station #1257 2990 Bristol St Costa Mesa, CA 92626	<sup>11</sup> / <sub>16</sub> mile NNE	LUST	Gasoline LUST release on 3/21/88 (unspecified amount) due to overfill affecting groundwater, closed on 12/23/97.

**Table 4-1. Results from State and Federal Databases Search  
Costa Mesa ANG Station, Costa Mesa, California (Continued)**

Map ID	Site Name and Address	Distance/ Direction	Databases within Search Distance	Additional Details from Databases <sup>1</sup>
31	Newport Mesa School District 2985 Bear-Unified Street Costa Mesa, CA 92626	¾ mile NNW	LUST	Paint thinner LUST release on 4/12/90 (unspecified amount) affecting soil, closed on 8/24/90 after excavating and treating contaminated soil Gasoline LUST release on 7/25/97 (unspecified amount) affecting soil, leak is being confirmed.
32	Rau Prop./Bayshore Tile Co. 3120 Pullman St Costa Mesa, CA 92626	¾ mile NE	LUST	Gasoline LUST release on 10/30/89 (unspecified amount) affecting groundwater, closed on 3/11/97 after excavating and treating contaminated soil.
33	Costa Mesa Police Department 99 Fair Dr. Costa Mesa, CA 92626	¾ mile SW	LUST	Gasoline LUST release (unspecified date and amount), closed on 10/7/87.
34	Flintridge Land 2973 Randolph Ave. Costa Mesa, CA 92626	¾ mile NNE	LUST	Gasoline LUST release on 8/14/89 (unspecified amount), closed on 11/29/90.
35	Superformance 2950 Airway Ave. Costa Mesa, CA 92626	¾ mile east	HAZNET LUST	1,084 pounds of unspecified organic liquid mixture sent to a transfer station. Waste oil LUST release on 10/20/94 (unspecified amount) affecting soil, closed on 5/10/96.
35	Zeus Manufacturing 2970 Airway Ave. Costa Mesa, CA 92627	¾ mile east	CA SITES	Does not require action or oversight activity as of 10/18/88.
36	Shell Oil and Service Station 3043 Bristol St. Costa Mesa, CA 92627	5/8 mile NNE	Notify 65 Cortese LUST	Gasoline LUST release on 5/9/90 (unspecified amount) affecting aquifer. Noted release that could have impacted drinking water.
36	Chevron #9-1660 3048 Bristol St. Costa Mesa, CA 92626	5/8 mile NNE	Cortese LUST	Gasoline LUST release on 8/16/95 (unspecified amount) affecting aquifer, closed on 10/17/97.
37	Western Digital 3128 Red Hill Ave. Costa Mesa, CA 92676	15/16 mile ENE	Cortese LUST	Chlorinated hydrocarbons LUST release on 7/7/86 (unspecified amount) affecting groundwater.
38	Adept Manufacturing Inc 2990 Grace Lane Costa Mesa, CA 92626	15/16 mile NW	Cortese LUST RCRIS-SQG FINDS	Gasoline LUST release on 1/12/87 (unspecified amount) affecting groundwater. SQG of hazardous waste. No RCRA violations found.

**Table 4-1. Results from State and Federal Databases Search  
Costa Mesa ANG Station, Costa Mesa, California (Continued)**

<b>Map ID</b>	<b>Site Name and Address</b>	<b>Distance/ Direction</b>	<b>Databases within Search Distance</b>	<b>Additional Details from Databases<sup>1</sup></b>
39	Unocal Service Station #5297 3067 Bristol St. Costa Mesa, CA 92626	<sup>15</sup> / <sub>16</sub> mile NNE	Cortese LUST HAZNEI	Gasoline LUST release on 4/29/86 (unspecified amount) affecting groundwater, currently excavating and disposing of soil, removing floating product from water table, pumping and treating groundwater, and using vapor extraction. 2.5284 tons of ACM waste (unspecified destination).
40	Newport Beach Golf Club 3100 Irvine Ave. Newport Beach, CA 92660	<sup>15</sup> / <sub>16</sub> mile SE	Cortese LUST	Gasoline LUST release on 10/1/86 (unspecified amount) affecting groundwater, currently excavating and disposing of contaminated soil.
41	Orange Coast Community College 2701 Fairview Rd Costa Mesa, CA 92926	1 mile west	LUST UST CA FID RCRIS-LQG FINDS	Gasoline LUST release on 1/28/88 (unspecified amount) affecting soil, closed on 12/29/89 after excavating and disposing of contaminated soil. Waste oil LUST release (unspecified date and amount) affecting soil, closed on 8/31/90. One 2,000-gallon "product" UST Installed in 1972 Tank has visual leak detection Active UST location created on 10/22/93. LQG of hazardous waste. No RCRA violations found. Also identified in NCDB.

<sup>1</sup>The information shown in this table is copied from the existing environmental databases and is not necessarily correct.

AWP Annual Workplan  
FINDS Facility Index System/ Identification Initiative Program Summary Report  
CA FID California Facility Inventory Database  
CA SLIC Spills, Leaks, Investigation, and Cleanup Cost Recovery System, CA EPA  
CA SITES California Sites of Hazardous Substance Release Properties  
CHMIRS California Hazardous Material Incident Report System  
Cortese Combination of LUST, SWF/LF, and Cal-Sites  
HAZNEI Hazardous Waste Information System, CA EPA  
Indus Site Industrial Site, CA EPA  
LF Landfill  
LUST List of Leaking Underground Storage Tanks, CA EPA  
NCDB National Compliance Database  
Notify 65 Proposition 65 Notification Records, CA EPA  
RCRIS Resource and Recovery Information System, Large Quantity Generator (LQG) and Small Quantity Generator (SQG)  
SWF/LF Solid Waste Information System, CA EPA  
UST Underground Storage Tanks Database, CA EPA

- **California Hazardous Material Incident Report System (S.R. 55 North of Mesa Avenue)**—This database indicates that a release has occurred at the site, which reported a diesel fuel release to the air on December 14, 1988. It is possible that a gas cloud may have passed over the Station based on wind patterns generally heading east but probably would have dispersed before reaching the site and not caused any permanent damage.
- **Spills, Leaks, Investigation, and Cleanup Cost Recovery System (Bristol Village Cleaners and Creekside Property)**—This database indicates that a spill or leak requiring investigation and cleanup has taken place at this site. Bristol Village Cleaners reports removing 621 pounds of halogenated solvents (i.e., perchloroethylene) from the site after being designated as an Industrial Site. This investigation was closed on January 16, 1997, but may have affected the groundwater and was capable of contaminating the Station based on proximity and location. The Creekside Property reports a possible spill to the soil or groundwater, but does not indicate what type and how much. This site may be capable of contaminating the Station depending on the volume and type of contaminant.
- **List of Leaking USTs**—There are six UST records within ¼ mile of the Station, and five of them have leaked. These USTs have leaked gasoline and kerosene from gas stations and automotive shops. These leaks have affected the soil and groundwater and are capable of contaminating the Station based on proximity and location. Leaking USTs are described in more detail in Section 4.2.4.
- **Proposition 65 Notification Records (Unocal #5909, Costa Mesa ANG Station, and Shell Oil)**—This database identifies sites that have had releases that may have contaminated that drinking water supply. Unocal #5909 does not have any information regarding what type of contaminant was potentially released into the drinking water. The Costa Mesa ANG and Shell Oil both report leaking USTs, and it is likely that the listing in this database is a result of these leaks. If these leaks have affected the drinking water, they are capable of contaminating the Station based on proximity and location.

#### 4.2.2 Hazardous and Petroleum Wastes

Hazardous and petroleum wastes are generated at many sites adjacent to the Station. There are four SQGs of hazardous waste within ¼ mile of the Station: two are automotive shops (i.e., Jiffy Lube and Autoplex Transmission) and two are dry cleaning companies (i.e., Country Style Cleaners and Bristol Village Cleaners). The Orange Coast Community College is the only large quantity generator (LQG) of hazardous waste within the 1-mile radius. None of these generators has had any Resource Conservation and Recovery Act (RCRA) violations.

A total of 11 sites within ¼ mile and a total of 24 sites within 1 mile of the Station are listed in the Hazardous Waste Information (HAZNET) database, a database that indicates businesses that have had hazardous waste removed from their sites. These sites have had photochemical waste, contaminated soil, asbestos-containing waste, tank-bottom waste, metal sludge, waste solvents, used oil, and organic solutions removed and sent either to a recycler or for land disposal. However, the HAZNET database does not distinguish between process waste and cleanup wastes, so it is not known whether this waste is still being generated at the sites.

The Newport Avenue Station #1 is the only landfill within 1 mile of the Station. This solid waste landfill is located upgradient and  $\frac{3}{16}$  mile northeast. This landfill currently is closed; however, the groundwater flow direction is generally south and southwest, and it is possible that contaminated leachate from the landfill could reach the Station.

#### ***4.2.3 Installation Restoration Program Sites***

The SAAAB was closed in 1946, which was prior to the initiation of the IRP. Therefore, no IRP sites are adjacent to the Station.

#### ***4.2.4 Storage Tanks and Pipelines***

USTs have been used at the properties adjacent to the Station. There are 6 UST locations within ¼ mile of the Station, and a total of 42 UST locations within a 1-mile radius. These USTs are reported to contain used oil, diesel fuel, gasoline, kerosene, solvents, and paint thinner. Five of the USTs within ¼ mile have leaked gasoline and kerosene from gas stations and automotive shops. These leaks have affected the soil and groundwater and are capable of contaminating the Station based on proximity and location. The most recent release occurred at the Santa Ana Country Club in April 1999. All adjacent properties with USTs are upgradient of the Station. The closest UST releases are located  $\frac{3}{16}$  mile east of the property at Chevron and Exxon, where the releases of gasoline may have affected an underground aquifer. The groundwater flow varies in the area of the Station, but generally flows in a southwesterly direction toward the Pacific Ocean. Therefore, it is possible that the closest releases from leaking USTs upgradient from the Station could impact the groundwater at the Station.



#### **4.2.5 State Priority List Sites**

The State of California has placed three properties within 1 mile of the Station on its state priority list (i.e., California Sites of Hazardous Substance Release Properties). This includes the Station, which is a known hazardous waste site and has been identified for cleanup. Other properties suspected of or known to be hazardous waste sites include Exotic Materials, Inc., (½ mile north-northeast) and Zeus Manufacturing (¾ mile east), both of which “Do Not Require Action” as of 1984 and 1988, respectively.

### **4.3 BACKGROUND GROUNDWATER SAMPLING**

During the Phase II EBS, a limited groundwater investigation was conducted to determine if potential offsite source areas (i.e., the nearby closed solid waste landfill [Newport Avenue Station #1] and service station LUSTs to the northeast [Chevron, Exxon, and Sanderson]) have affected the Station. Groundwater is present at approximately 40 feet BGS and moves in a southwesterly direction. Thus, the Station is downgradient from the closed landfill and service station LUSTs. The stainless steel well screens were set between 40 and 50 feet BGS and groundwater samples were collected from four sampling points for volatile organic compounds (VOCs).

As shown in Appendix G, up to 32 µg/L of toluene and 8.8 µg/L of trichloroethene (TCE) were detected in the groundwater. The chlorinated solvent (TCE) exceeded the tap water PRG of 1.6 µg/L.

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## 5. REGULATORY COMPLIANCE ISSUES

### 5.1 COMPLIANCE AND LIABILITY ISSUES

In 1992, the Comprehensive Environmental Response Facilitation Act (CERFA) amended the Community Environmental Response, Compensation, and Liability Act (CERCLA) and established new procedures for contamination assessment, cleanup, and related activities. CERFA supports other environmental laws to ensure that possible adverse effects of property transfers on human health and the environment are addressed and that property offering potential for reuse and redevelopment is identified expeditiously.

Based on a review of all Federal regulations that govern environmental restoration and compliance (i.e., CERFA, RCRA, TSCA, the Clean Water Act [CWA], the Safe Drinking Water Act [SDWA], and the Clean Air Act [CAA], as amended), no potential compliance issues were found based on transfer of the subject property. However, based on the results of the Phase II EBS, four areas of concern remain on the subject property. These items are described as follows:

- ***Outdoor Motor Pool Vehicle Lift***—Petroleum-contaminated soils (up to 19,000 ppm total recoverable petroleum hydrocarbons [TRPH]) are present beneath the vehicle lift.
- ***Wash Rack OWS***—Petroleum-contaminated soils (up to 1,500 ppm TRPH) are present around the OWS and SVOCs exceeded residential and industrial PRGs.
- ***Diesel Refueler Spill***—Petroleum-contaminated soils (up to 1,200 ppm TRPH) are present in the spill area and one SVOC (benzo[a]pyrene) exceeded residential and industrial PRGs.
- ***Background Groundwater Sampling***—A petroleum hydrocarbon (toluene) is present in shallow groundwater migrating from an offsite source onto Costa Mesa ANG Station. In addition, a chlorinated solvent VOC (ICE) exceeded the tap water PRG.

### 5.2 CORRECTIVE ACTIONS

Not all of the environmental liability issues mentioned above require corrective actions. Most of these issues only require notification of the future users of the property of the potential environmental liability. Corrective actions are recommended as follows to eliminate the areas of concern:

- ***Outdoor Motor Pool Vehicle Lift***—Removal of equipment (i.e., chains, lift posts, and electrical controls) and accumulated dirt at the bottom of the lift is recommended. A backhoe-mounted jackhammer then should be used to remove the concrete surrounding the drains. This will allow excavation of petroleum-contaminated soils with a narrow (16-inch-wide) shovel. If visibly contaminated soil is present below 19 feet BGS, the areal extent and depth of contamination should be defined during a Site Assessment and a plan for remediation should be developed and implemented. If contamination has reached groundwater at 36 feet BGS based on the Site Assessment, a groundwater study is recommended.
- ***Wash Rack OWS***—Removal of the concrete OWS and excavation of all visibly stained soils is recommended. If visibly contaminated soil is present below 8 feet BGS, the areal extent and depth of contamination should be defined during a Site Assessment and a plan for remediation should be developed and implemented. If contamination has reached groundwater at 36 feet BGS based on the Site Assessment, a groundwater study is recommended.
- ***Diesel Refueler Spill***—Removal of petroleum-contaminated soil in the spill area is recommended. If visibly contaminated soil is present below 3 feet BGS, the areal extent and depth of contamination should be defined during a Site Assessment and a plan for remediation should be developed and implemented. If contamination has reached groundwater at 36 feet BGS based on the Site Assessment, a groundwater study is recommended.
- ***Background Groundwater Sampling***—Although no further actions by the ANG are recommended, the responsible party may require future site access to complete remedial actions.

## 6. CONCLUSIONS

### 6.1 FACILITY MATRIX

The facility matrix of the Costa Mesa ANG Station is shown in Table 6-1. This matrix includes summaries of the ACM, lead-based paint, storage tanks, and hazardous substance releases at each building, structure, and IRP site. The property categorization was selected based on commercial guidance from *Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities* (ASTM D5746-98) and Section 331 of the National Defense Authorization Act for fiscal year (FY) 1997. Property category codes are used to indicate the degree of contamination associated with the subject property. The following list identifies the criteria applicable to each:

- **Category 1**—Areas where no release or disposal of hazardous or petroleum substances has occurred (including no migration of these substances from adjacent areas).
- **Category 2**—Areas where only release or disposal of petroleum substances has occurred.
- **Category 3**—Areas where release, disposal, and/or migration of hazardous substances has occurred but at concentrations that do not require removal or remedial response.
- **Category 4**—Areas where release, disposal, and/or migration of hazardous substances has occurred and all removal or remedial actions have been taken.
- **Category 5**—Areas where release, disposal, and/or migration of hazardous substances has occurred and all removal or remedial actions are underway, but not yet completed.
- **Category 6**—Areas where release, disposal, and/or migration of hazardous substances has occurred, but remedial actions have not been implemented.
- **Category 7**—Areas that are not evaluated or require additional evaluation.

This classification of environmental condition of property area types is consistent with CERCLA Section 120(h) requirements relating to the transfer of contaminated Federal real property (42 USC 9601 and following). Areas classified as Category Types 1 through 4, as defined in this classification, are suitable, with respect to CERCLA Section 120(h) requirements, for deed transfer to a non-Federal recipient.

**Table 6-1. Facility Matrix of Property  
Costa Mesa ANG Station, Costa Mesa, California**

Building Number	Year Built	Area (ft <sup>2</sup> )	Disclosure Factors		Environmental Issues			Property Category
			Asbestos-Containing Material	Lead-Based Paint	Hazardous Materials and Petroleum Storage Tanks	Hazardous Materials, Petroleum Products, and Wastes	Hazardous Substance Releases	
Building 1 – Headquarters	1964	16,456	Thermal insulation on water tank and outlet lines; mudded thermal insulation on fittings; brown and gray floor tile (9"x9" and 12"x12"); fire door insulation	Yes, (1,700 mg/kg)	None	HazMat cabinet in Room 6 with solder, spray paint, and batteries	None	1
Building 2 – Vehicle Maintenance	1964	3,060	Transite corrugated roof over walkway between buildings; gray floor tile and mastic (9"x9")	Yes (2,200 mg/kg)	2,000-gallon gasoline and 5,000-gallon diesel fuel USTs in front of building were removed in 1990	Diesel fuel, gasoline, antifreeze, acid, paint, compressed gas, solvents, antifreeze, acid, oil, grease, gasoline, diesel fuel, and transmission fluid	Minor spills cleaned with absorbent.	3
Building 2 – Battery Room Floor Drain	1964	10	Unknown	None	None	None	350 gallons/year of used battery acid from the motor pool and the generator shop and 100 gallons/year of used antifreeze were poured down the floor drains. SVOC and metals results did not exceed residential PRGs.	3
Building 2 – Hydraulic Fluid Pump	1968	10	None	None	None	Hydraulic fluid in pump	Large hydraulic fluid stain over a concrete crack was noted next to the 50-gallon hydraulic lift pump. SVOC results did not exceed residential PRGs.	2

**Table 6-1. Facility Matrix of Property  
Costa Mesa ANG Station, Costa Mesa, California (Continued)**

Building Number	Year Built	Area (ft <sup>2</sup> )	Disclosure Factors		Environmental Issues			Property Category
			Asbestos-Containing Material	Lead-Based Paint	Hazardous Materials and Petroleum Storage Tanks	Hazardous Materials, Petroleum Products, and Wastes	Hazardous Substance Releases	
Building 2 – Outdoor Motor Pool Vehicle Lift	1968	~700	None	None	None	Hydraulic fluid in lift	Drips and spills of oils, brake fluid, transmission fluid, fuel, and antifreeze during maintenance. Up to 19,000 mg/kg of TRPH detected in subsurface soils.	6
Building 2 – Current POL Storage Area	1980	~200	None	None	None	Containment buildings with drums of oil	None	1
Building 2 – Current Wash Rack	1968	~700	None	None	500-gallon concrete OWS installed in 1968 (concrete in poor condition)	Containment building with drums of oil	Oils, solvents, and battery acids were poured into the wash rack OWS. Up to 1,500 mg/kg of TRPH detected in the surrounding soils. Six SVOCs exceeded the residential PRGs and four SVOCs exceeded the industrial PRGs.	6
Building 3 – Warehouse	1966	6,000	None	None	None	Possible diesel fuel; Used to store dry batteries and acid	None	1
Building 4 – State Maintenance Shop	1966	192	None	Yes (790 mg/kg)	None	Outside flammables locker with gasoline and oil; Containment Building with enamel, paint, thinner, WD-40, acetone, and sealants	None	1
Building 5 – Cryptography Building	1968	144	Possible asbestos insulation inside vault door	Yes (38 mg/kg)	None	None; used to store rifles and ammunition	None	1

**Table 6-1. Facility Matrix of Property  
Costa Mesa ANG Station, Costa Mesa, California (Continued)**

Building Number	Year Built	Area (ft <sup>2</sup> )	Disclosure Factors			Environmental Issues			Property Category
			Asbestos-Containing Material	Lead-Based Paint	Hazardous Materials and Petroleum Storage Tanks	Hazardous Materials, Petroleum Products, and Wastes	Hazardous Substance Releases		
Former SAAAB Motor Pool Grease Rack	1941	10,000	None	None	Unknown	Unknown	During the Phase II EBS, one of the soil borings contained 90 mg/kg of TRPH.	3	
Former POL Storage Area	1964	~200	None	None	None	Drums of motor oil on plastic sheeting	During the Phase II EBS, none of the SVOCs exceeded the residential PRGs.	2	
Former Oil Change Area	1964	~200	None	None	None	None	Waste oil spilled onto ground during oil changes in the 1960s. During the Phase II EBS, the soil sample contained 140 mg/kg of TRPH.	3	
Diesel Refueler Spill	1995	~100	None	None	None	None	10 gallons of diesel fuel spilled onto soil. Up to 1,200 mg/kg of TRPH detected in the surface soils. One SVOC exceeded the residential and industrial PRGs.	6	
Background Groundwater (Beneath Northeast Portion of Installation)	NA	~1 acre	NA	NA	None	None	TCE (up to 8.8 µg/L) exceeds the tap water PRG; toluene (up to 32 µg/L) is also present in the shallow groundwater.	6	
All Other Property	NA	~7 acres	None	None	None	None	None	1	

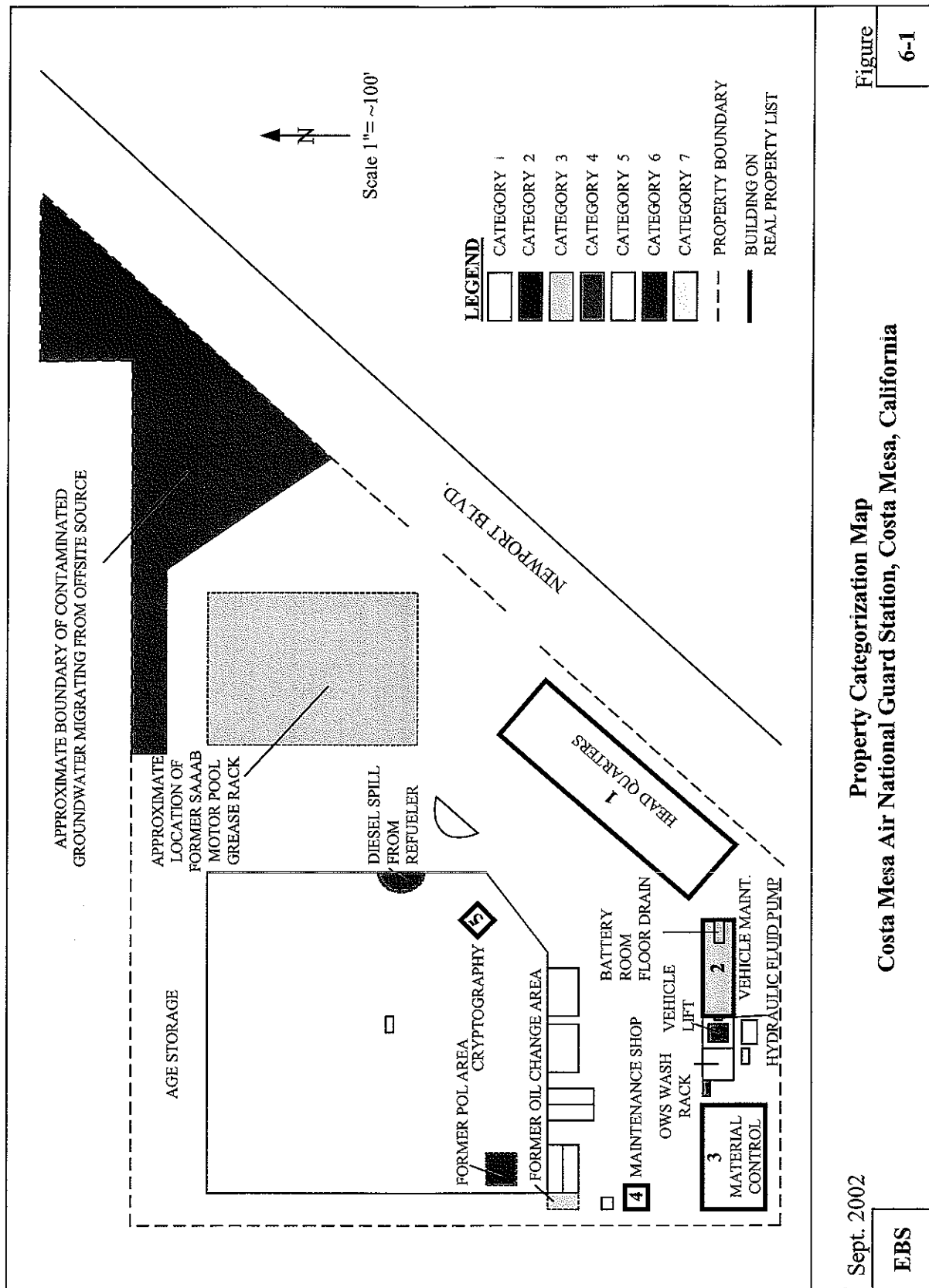


## **6.2 PROPERTY CATEGORIES MAP**

A map of the Costa Mesa ANG Station with its designated property categories and significant site features is shown in Figure 6-1. These property categories follow the color scheme from the DOD Base Realignment and Closure Office (BRAC).

## **6.3 DATA GAPS**

As of the date of this document, there is one known data gap that could affect the conclusions of the EBS. The exact boundary of the contaminated groundwater plume entering from offsite is not known. After a groundwater study is performed, the plume boundary in Figure 6-1 should be updated.



## 7. RECOMMENDATIONS

In accordance with AFI 32-7066, parcels and associated facilities involved in the proposed property transfer should be classified into one of seven categories based on the presence of hazardous substances or petroleum products or their derivatives. Within the 8.05-acre property proposed for transfer, there are six Category 1 sites (i.e., areas with no releases of hazardous substances), two Category 2 sites (i.e., areas with only petroleum releases), four Category 3 sites (i.e., areas with releases that do not require remediation), no Category 4 sites (i.e., areas where releases have occurred and all remedial actions have been completed), no Category 5 sites (i.e., areas where releases have occurred and all remedial actions are underway), four Category 6 sites (i.e., areas where releases have occurred, but remedial actions have not been implemented), and no Category 7 sites (i.e., areas requiring further investigation).

Based on Air Force guidance in Section 2.1.3.1 of AFI 32-7066, all property with category codes 1 through 4 may be transferred without reservations. This encompasses approximately 7 acres of the installation property. However, the four Category 6 sites will require completion of remedial actions prior to property transfer. These four sites and their remedial actions are described as follows:

- **Outdoor Motor Pool Vehicle Lift**—Petroleum-contaminated soils (up to 19,000 ppm TRPH) are present beneath the vehicle lift. Removal of equipment (i.e., chains, lift posts, and electrical controls) and accumulated dirt at the bottom of the lift is recommended. A backhoe-mounted jackhammer then should be used to remove the concrete surrounding the drains. This will allow excavation of petroleum-contaminated soils with a narrow (16-inch-wide) shovel. If visibly contaminated soil is present below 19 feet BGS, the areal extent and depth of contamination should be defined during a Site Assessment and a plan for remediation should be developed and implemented. If contamination has reached groundwater at 36 feet BGS based on the Site Assessment, a groundwater study is recommended.
- **Wash Rack OWS**—Petroleum-contaminated soils (up to 1,500 ppm TRPH) are present around the OWS and SVOCs exceeded residential and industrial PRGs. Removal of the concrete OWS and excavation of all visibly stained soils is recommended. If visibly contaminated soil is present below 8 feet BGS, the areal extent and depth of contamination should be defined during a Site Assessment and a plan for remediation should be developed and implemented. If contamination has reached groundwater at 36 feet BGS based on the Site Assessment, a groundwater study is recommended.

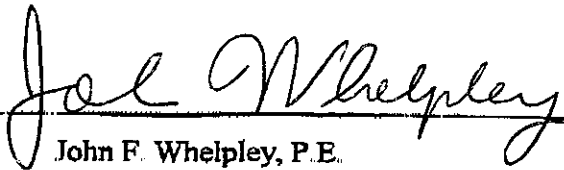
- ***Diesel Refueler Spill***—Petroleum-contaminated soils (up to 1,200 ppm TRPH) are present in the spill area and one SVOC (benzo[a]pyrene) exceeded residential and industrial PRGs. Removal of petroleum-contaminated soil in the spill area is recommended. If visibly contaminated soil is present below 3 feet BGS, the areal extent and depth of contamination should be defined during a Site Assessment and a plan for remediation should be developed and implemented. If contamination has reached groundwater at 36 feet BGS based on the Site Assessment, a groundwater study is recommended.
- ***Background Groundwater Sampling***—A petroleum hydrocarbon (toluene) is present in shallow groundwater migrating from an offsite source onto Costa Mesa ANG Station. In addition, a chlorinated solvent VOC (TCE) exceeded the tap water PRG. Although no further actions by the ANG are recommended, the responsible party may require future site access to complete remedial actions.

The exact volume of contaminated soil and groundwater is not known. After completion of remedial actions, the proposed property transfer may proceed.

## 8. CERTIFICATION OF THE ENVIRONMENTAL BASELINE SURVEY

Science Applications International Corporation (SAIC) has conducted this EBS on behalf of the California ANG, and it is intended for the sole use of the California ANG. SAIC has reviewed all appropriate records made available and conducted visual site inspections of the selected property and surrounding areas following an analysis of information obtained during the records search. The information contained within the survey report is based on records made available and, to the best of SAIC's knowledge, is correct and current as of the date of this document.

Certified by: \_\_\_\_\_



John F. Whelpley, P.E.  
Environmental Engineer  
Science Applications International Corporation

Date: \_\_\_\_\_

9/25/02

Approved by: \_\_\_\_\_



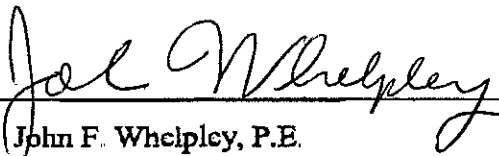
Lt. Col. Doris Gruber  
Environmental Scientist, 162 CCG  
California Air National Guard


Date: \_\_\_\_\_

25 Sep 02

## PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES

The surveyed real property contains hazardous substances as that term is defined in CERCLA (42 USC 9601), as amended, or other contamination as specified by RCRA, the implementation of EPA regulations (40 Code of Federal Regulations [CFR] Parts 261, 262, 263, and 761), and the Federal Property Management Regulations (41 CFR Part 101-47). A complete search of agency files revealed that hazardous substances are known to have been released or disposed of on the surveyed real property. Hazardous substances have been released at the sites listed in Table 6-1.

Certified by:  Date: 9/25/02  
John F. Whelpley, P.E.  
Environmental Engineer  
Science Applications International Corporation

Approved by:  Date: 25 Sep 02  
Lt. Col. Doris Gruber  
Environmental Scientist, 162 CCG  
California Air National Guard

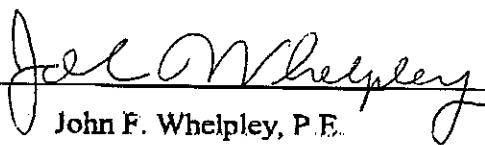
## PRESENCE OR ABSENCE OF PCBs

\_\_\_\_\_ a. This Real Property is in compliance with 40 CFR 761, as outlined below:

1. An inventory has been prepared and is being maintained of all PCB Real Property Installed Equipment and Real Property PCB Items per Section 761.45.
2. All in-service and stored serviceable PCB and PCB-contaminated Real Property Installed Equipment and Real Property PCB Items have been inspected, repaired, and are being maintained to prevent leakage and, therefore, can be distributed per Section 761.30.
3. PCB Real Property Installed Equipment and Real Property PCB Items have been stored, decontaminated, and labeled per Sections 761.42, 761.43, and 761.44.
4. There is no known PCB-contaminated soil, wastes, or unserviceable equipment remaining on the existing property.

✓ \_\_\_\_\_ b. A records search and an onsite inspection indicate that this property has not been exposed to PCB materials or equipment.

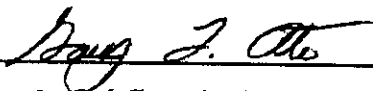
Certified by: \_\_\_\_\_



John F. Whelpley, P.E.  
Environmental Engineer  
Science Applications International Corporation

Date: 9/25/02

Approved by: \_\_\_\_\_



Lt Col Gary Aten  
Group Civil Engineer, 162 CCG  
California Air National Guard

Date: 25 Sep 02

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## APPENDIX A

### TERMS

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**Acquisition**—Any authorized method of obtaining ANG control of, and responsibility for, real property or an interest in real property by purchase, condemnation, donation, exchange, leasing, licenses, permits, revestment, and/or recapture. An acquisition may be a temporary or permanent interest in real property and includes interagency transfers of real property accountability from other Federal Government agencies.

**Adjacent Properties**—Not only those properties contiguous to the boundaries of the subject property but also those properties relatively nearby that could pose significant environmental concern and/or have a significant impact on the property.

**ANG Proponent**—ANG, major command, installation, field operating agency, or other component responsible for initiating or carrying out the proposed real property transaction.

**Aquifer**—Rock or sediment that is saturated and sufficiently permeable to transmit economic quantities of water to wells and springs. Not all groundwater is an aquifer.

**Category 1**—Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

**Category 2**—Areas where only release or disposal of petroleum substances has occurred.

**Category 3**—Areas where release, disposal, and/or migration of hazardous substances has occurred but at concentrations that do not require removal or remedial response.

**Category 4**—Areas where release, disposal, and/or migration of hazardous substances has occurred and all removal or remedial actions have been taken.

**Category 5**—Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions are underway, but not yet completed.

**Category 6**—Areas where release, disposal, and/or migration of hazardous substances has occurred, but remedial actions have not been implemented.

**Category 7**—Areas that are not evaluated or require additional evaluation.

**CERCLA**—Comprehensive Environmental Response, Compensation, and Liability Act, as amended

**CERCLIS**—Comprehensive Environmental Response, Compensation, and Liability Information System. A list of sites by the EPA that have been or are currently being investigated by EPA for potential hazardous contamination and for possible inclusion on the NPL. CERCLIS was last updated in August 1999.

**Disposal by Deed**—A conveyance of fee or any easement interest in real property.

***Due Diligence***—The process of inquiring into the environmental characteristics or other conditions of a parcel of commercial real estate, usually in connection with a commercial real estate transaction. The degree and type of due diligence will vary for different properties and differing purposes.

***ERNS***—Emergency Response Notification System is a database maintained by EPA to track information on releases of hazardous substances. ERNS was updated in October 1999 and contains the most current information for releases that occurred between October 1986 and October 1998.

***Hazardous Substance***—This term has the meaning provided in CERCLA, 42 USC 9601(14), but for the purpose of the EBS, specifically includes petroleum products, oil, and lubricant.

***Hazardous Waste Contaminated Sites***—Sites on which a release has occurred or is suspected to have occurred and that has been reported to a government entity. The release may be attributable to any hazardous substance, hazardous waste, or petroleum products.

***Hazardous Waste***—RCRA defined a hazardous waste in 42 USC, Section 6901, as “a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

***Innocent Landowner Defense***—A defense to CERCLA liability provided in 42 USC, Sections 9601(35) and 9607(b)(3). “All appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” by the involved party is one of the requirements that must be met to qualify for this defense.

***NFRAP***—The No Further Remedial Action Planned list contains sites removed from the CERCLIS database because, following an initial investigation, no contamination was found, the contamination was removed quickly, or the contamination was not serious enough to require NPL consideration. It was last updated in July 1999.

***NPL***—The National Priorities List is compiled by EPA pursuant to CERCLA 42 USC, Section 9605(a)(8)(b), of properties with the highest priority for cleanup based on EPA’s hazard ranking system. The NPL was last updated in July 1999.

***RCRIS-LG***—Resource Conservation and Recovery Information System—Large Quantity Generators is a database maintained by EPA to track facilities that generate more than 1,000 kilograms (kg) of hazardous waste per month or meet other criteria. This database was last updated in September 1999.

***RCRIS-SG***—Resource Conservation and Recovery Information System—Small Quantity Generators is a database maintained by EPA to track facilities that generate between 100 and 1,000 kg of hazardous waste per month or meet other criteria. This database was last updated in September 1999.

***RCRIS-TSD***—Resource Conservation and Recovery Information System—Treatment, Storage, and Disposal Facilities is a database maintained by EPA to track these types of facilities. This database was last updated in September 1999.

***Real Property***—Land; present possessory interest in land; surface water and groundwater within boundaries of such land; structures, fixtures, and other improvements on land; or other interest or future interest in land.

***Release***—This term has the meaning provided in CERCLA, 42 USC 9601(22).

***Remediate***—Process of restoring contaminated soil and/or water resources to an established set of standards.

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## APPENDIX B

## REFERENCES

SAIC 2002	Science Applications International Corporation (SAIC). <i>Final Phase II Environmental Baseline Survey Technical Report</i> . September 2002.
USGS 1901	U.S. Geological Survey (USGS). Topographic map of the Santa Ana, California, quadrangle. Scale 1"= 6,000'. 1901.
USGS 1947	U.S. Geological Survey (USGS). Topographic map of the Newport Beach, California, quadrangle. Scale 1"= 4,000'. 1947.
USGS 1947b	U.S. Geological Survey (USGS). Aerial photograph of the Santa Ana Army Air Base. Scale 1"= 1,000'. 1947.
USGS 1951	U.S. Geological Survey (USGS). Topographic map of the Newport Beach, California, quadrangle. Scale 1"= 2,000'. 1951.
USGS 1953	U.S. Geological Survey (USGS). Aerial photograph of the Santa Ana Army Air Base and Newport Road. Scale 1"= 1,111'. 1953.
USGS 1965	U.S. Geological Survey (USGS). Topographic map of the Newport Beach, California, quadrangle. Scale 1"= 2,000'. 1965.
USGS 1968	U.S. Geological Survey (USGS). Aerial photograph of the Newport Beach, California, area. Scale 1"= 1,200'. 1968.
USGS 1972	U.S. Geological Survey (USGS). Topographic map of the Newport Beach, California, quadrangle. Scale 1"= 6,000'. Photorevised 1972.
USGS 1977	U.S. Geological Survey (USGS). Aerial photograph of the Costa Mesa, California, area. Scale 1"= 1,000'. 1977.
USGS 1981	U.S. Geological Survey (USGS). Topographic map of the Newport Beach, California, quadrangle. Scale 1"= 2,000'. Photorevised 1981.
USGS 1989	U.S. Geological Survey (USGS). Aerial photograph of the Costa Mesa, California, area. Scale 1"= 666'. 1989.
USGS 1994	U.S. Geological Survey (USGS). Aerial photograph of the Costa Mesa, California, area. Scale 1"= 666'. 1994.



**APPENDIX C**  
**STATE AND FEDERAL DATABASE SEARCH**

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## **The EDR-Radius Map with GeoCheck®**

**Costa Mesa Air National Guard Station  
Newport Boulevard  
Costa Mesa, CA 92626**

**Inquiry Number: 447369.4s**

**December 29, 1999**

## ***The Source For Environmental Risk Management Data***

3530 Post Road  
Southport, Connecticut 06490

### **Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)

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***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-97. Search distances are per ASTM standard or custom distances requested by the user.

The address of the subject property for which the search was intended is:

NEWPORT BOULEVARD  
COSTA MESA, CA 92626

No mapped sites were found in EDR's search of available ( "reasonably ascertainable ") government records either on the subject property or within the ASTM E 1527-97 search radius around the subject property for the following Databases:

<b>NPL:</b>	National Priority List
<b>Delisted NPL:</b>	NPL Deletions
<b>RCRIS-TSD:</b>	Resource Conservation and Recovery Information System
<b>Toxic Pits:</b>	Toxic Pits
<b>CERCLIS:</b>	Comprehensive Environmental Response, Compensation, and Liability Information System
<b>CERC-NFRAP:</b>	Comprehensive Environmental Response, Compensation, and Liability Information System
<b>CORRACTS:</b>	Corrective Action Report
<b>AST:</b>	Aboveground Petroleum Storage Tank Facilities
<b>RAATS:</b>	RCRA Administrative Action Tracking System
<b>WMUDS:</b>	WMUDS/SWAT
<b>RCRIS-LQG:</b>	Resource Conservation and Recovery Information System
<b>HMIRS:</b>	Hazardous Materials Information Reporting System
<b>PADS:</b>	PCB Activity Database System
<b>ERNS:</b>	Emergency Response Notification System
<b>TRIS:</b>	Toxic Chemical Release Inventory System
<b>TSCA:</b>	Toxic Substances Control Act
<b>MLTS:</b>	Material Licensing Tracking System
<b>NPL Lien:</b>	NPL Liens
<b>Indus Site:</b>	Industrial Site
<b>Ca. BEP:</b>	CA Bond Exp. Plan
<b>ROD:</b>	ROD
<b>CONSENT:</b>	Superfund (CERCLA) Consent Decrees
<b>Ca. WDS:</b>	CA WDS
<b>SMS R_2:</b>	South Bay Site Management System
<b>Coal Gas:</b>	Former Manufactured gas (Coal Gas) Sites.
<b>MINES:</b>	Mines Master Index File

Unmapped (orphan) sites are not considered in the foregoing analysis

### Search Results:

Search results for the subject property and the search radius, are listed below:

### Subject Property:

The subject property was identified in the following government records. For more information on this property see page 10 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
COSTA MESA AIR NATIONAL GUARD S OF PRESIDIO DR / WEST OF NEWPORT BLVD COSTA MESA, CA 92626	AWP Cal-Sites	N/A

## EXECUTIVE SUMMARY

### Surrounding Properties:

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the subject property includes a tolerance of -10 feet. Sites with an elevation equal to or higher than the subject property have been differentiated below from sites with an elevation lower than the subject property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

**CAL-SITES:** Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control.

A review of the Cal-Sites list, as provided by EDR, has revealed that there are 2 Cal-Sites sites within approximately 1 mile of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
EXOTIC MATERIAL INC	2930 BRISTOL ST	1/4 - 1/2 NNE	K39	26
ZEUS MANUFACTURING	2970 AIRWAY AVE	1/2 - 1 E	79	46

**NOTIFY 65:** Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resources Control Board's Proposition 65 database.

A review of the Notify 65 list, as provided by EDR, has revealed that there are 3 Notify 65 sites within approximately 1 mile of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
UNOCAL SERVICE STATION #5909	1476 SOUTH EAST BRISTOL	1/2 - 1 ESE	45	28
COSTA MESA ANG STATION	2651 NEWPORT BLVD	1/2 - 1 SW	59	36
<b><i>SHELL SERVICE STATION</i></b>	<b><i>3045 BRISTOL</i></b>	<b><i>1/2 - 1 NNE</i></b>	<b><i>V81</i></b>	<b><i>47</i></b>

**CHMIRS:** The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/1994 has revealed that there is 1 CHMIRS site within approximately 1 mile of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported	SR 55 N/O MESA AVE.	1/4 - 1/2 SSW	31	22

**CORTESE:** This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there are 18 Cortese sites within approximately 1 mile of the subject property.

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>EXXON SERVICE STATION #38</b>	<b>2701 BRISTOL</b>	<b>1/8 - 1/4 ENE</b>	<b>B5</b>	<b>12</b>
<b>CITY YARD (FORMER)</b>	<b>2809 NEWPORT BLVD</b>	<b>1/4 - 1/2 SSW</b>	<b>23</b>	<b>19</b>
<b>VISTA PAINT STORE</b>	<b>2931 BRISTOL ST</b>	<b>1/4 - 1/2 NNE</b>	<b>K38</b>	<b>25</b>
<b>ORANGE CO. DEPARTMENT OF</b>	<b>200 KALMUS DR</b>	<b>1/2 - 1 E</b>	<b>M46</b>	<b>28</b>
<b>TICE SHELL S.S.</b>	<b>2590 NEWPORT BLVD</b>	<b>1/2 - 1 SSW</b>	<b>N51</b>	<b>31</b>
<b>COSTA MESA AIR NAT. GUARD</b>	<b>2651 NEWPORT BLVD</b>	<b>1/2 - 1 SSW</b>	<b>N56</b>	<b>35</b>
<b>RUSSEL PROPERTY/CUSTOM M</b>	<b>2972 CENTURY PL</b>	<b>1/2 - 1 N</b>	<b>Q61</b>	<b>37</b>
<b>COSTA MESA FIRE STATION #</b>	<b>800 BAKER ST</b>	<b>1/2 - 1 N</b>	<b>R62</b>	<b>37</b>
<b>THRIFTY OIL SS #151</b>	<b>751 BAKER ST</b>	<b>1/2 - 1 NNE</b>	<b>S64</b>	<b>38</b>
<b>ASTECH FACILITY</b>	<b>3030 RED HILL AVE</b>	<b>1/2 - 1 E</b>	<b>67</b>	<b>39</b>
<b>ARCO SERVICE STATION #125</b>	<b>2990 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>T69</b>	<b>40</b>
<b>G AND M OIL SS #21</b>	<b>2995 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>T71</b>	<b>41</b>
<b>SHELL SERVICE STATION</b>	<b>3045 BRISTOL</b>	<b>1/2 - 1 NNE</b>	<b>V81</b>	<b>47</b>
<b>CHEVRON SERVICE STATION #</b>	<b>3048 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>V83</b>	<b>49</b>
<b>WESTERN DIGITAL</b>	<b>3128 RED HILL AVE</b>	<b>1/2 - 1 ENE</b>	<b>85</b>	<b>49</b>
<b>ADEPT MANUFACTURING INC</b>	<b>2990 GRACE LANE</b>	<b>1/2 - 1 NW</b>	<b>W87</b>	<b>50</b>
<b>UNOCAL SERVICE STATION #5</b>	<b>3067 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>X88</b>	<b>51</b>
<b>NEWPORT BEACH GOLF CLUB</b>	<b>3100 IRVINE AVE</b>	<b>1/2 - 1 SE</b>	<b>90</b>	<b>52</b>

**SWF/LF:** The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 1 mile of the subject property

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
NEWPORT AVENUE STATION #1	NW CORNER OF NEWPORT FW	1/8 - 1/4 NE	A2	10

**LUST:** The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 10/07/1999 has revealed that there are 54 LUST sites within approximately 1 mile of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON #9-8787	2702 N BRISTOL ST	1/8 - 1/4 ENE	B4	11
<b>EXXON SERVICE STATION #38</b>	<b>2701 BRISTOL</b>	<b>1/8 - 1/4 ENE</b>	<b>B5</b>	<b>12</b>
J RAY SANDERSON/CARDINAL	375 BRISTOL ST	1/8 - 1/4 E	D12	14
J. RAY CONSTRUCTION	375 BRISTOL ST	1/8 - 1/4 E	D13	14
BRISTOL PLAZA CHEVRON	300 BRISTOL ST	1/8 - 1/4 E	E19	17
<b>CITY YARD (FORMER)</b>	<b>2809 NEWPORT BLVD</b>	<b>1/4 - 1/2 SSW</b>	<b>23</b>	<b>19</b>
FRANK C PALMER INC	2672 NEWPORT BLVD	1/4 - 1/2 SSW	27	21
EXXON STATION #7-3676	3003 NEWPORT BLVD	1/4 - 1/2 NE	34	23
<b>VISTA PAINT STORE</b>	<b>2931 BRISTOL ST</b>	<b>1/4 - 1/2 NNE</b>	<b>K38</b>	<b>25</b>
ANTIMITE PEST CONTROL	696 RANDOLPH AVE	1/2 - 1 NE	L44	27
<b>ORANGE CO. DEPARTMENT OF</b>	<b>200 KALMUS DR</b>	<b>1/2 - 1 E</b>	<b>M46</b>	<b>28</b>
ORANGE COUNTY DEPARTMENT OF ED	200 KALMUS DR	1/2 - 1 E	M47	29
<b>PEP BOYS-COSTA MESA</b>	<b>2946 BRISTOL ST.</b>	<b>1/2 - 1 NNE</b>	<b>48</b>	<b>29</b>
COSTA MESA, CITY OF	2600 NEWPORT BLVD	1/2 - 1 SSW	N49	30
CITY OF COSTA MESA	2600 NEWPORT BLVD	1/2 - 1 SSW	N50	31

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>TICE SHELL S.S.</b>	<b>2590 NEWPORT BLVD</b>	<b>1/2 - 1 SSW</b>	<b>N51</b>	<b>31</b>
<b>JIM TICE SHELL SERVICE</b>	<b>2590 NEWPORT BLVD</b>	<b>1/2 - 1 SSW</b>	<b>N52</b>	<b>32</b>
<b>GRAHAM BROTHERS</b>	<b>2956 RANDOLPH</b>	<b>1/2 - 1 NNE</b>	<b>53</b>	<b>32</b>
<b>SANTA ANA COUNTRY CLUB</b>	<b>20241 SANTA ANA AVE</b>	<b>1/2 - 1 SE</b>	<b>O54</b>	<b>33</b>
<b>SANTA ANA COUNTRY CLUB MAINTEN</b>	<b>20241 SANTA ANA AVE</b>	<b>1/2 - 1 SE</b>	<b>O55</b>	<b>33</b>
<b>COSTA MESA AIR NAT. GUARD</b>	<b>2651 NEWPORT BLVD</b>	<b>1/2 - 1 SSW</b>	<b>N56</b>	<b>35</b>
<b>SHELL OIL</b>	<b>1512 SE BRISTOL ST</b>	<b>1/2 - 1 ESE</b>	<b>P57</b>	<b>36</b>
<b>SHELL SERVICE STATION</b>	<b>1512 BRISTOL STREET, SO</b>	<b>1/2 - 1 ESE</b>	<b>P58</b>	<b>36</b>
<b>RUSSEL PROPERTY/CUSTOM MOTORS</b>	<b>2972 CENTURY PL</b>	<b>1/2 - 1 N</b>	<b>Q60</b>	<b>37</b>
<b>RUSSEL PROPERTY/CUSTOM M</b>	<b>2972 CENTURY PL</b>	<b>1/2 - 1 N</b>	<b>Q61</b>	<b>37</b>
<b>COSTA MESA FIRE STATION #</b>	<b>800 BAKER ST</b>	<b>1/2 - 1 N</b>	<b>R62</b>	<b>37</b>
<b>COSTA MESA FIRE STATION #2</b>	<b>800 BAKER ST</b>	<b>1/2 - 1 N</b>	<b>R63</b>	<b>38</b>
<b>THRIFTY OIL SS #151</b>	<b>751 BAKER ST</b>	<b>1/2 - 1 NNE</b>	<b>S64</b>	<b>38</b>
<b>THRIFTY OIL #151</b>	<b>751 BAKER ST</b>	<b>1/2 - 1 NNE</b>	<b>S65</b>	<b>38</b>
<b>EL CAMINO AUTO SERVICES</b>	<b>1045 EL CAMINO DR</b>	<b>1/2 - 1 WNW</b>	<b>66</b>	<b>39</b>
<b>ASTECH FACILITY</b>	<b>3030 RED HILL AVE</b>	<b>1/2 - 1 E</b>	<b>67</b>	<b>39</b>
<b>WADE FAMILY TRUST/ARCO STATION</b>	<b>2990 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>T68</b>	<b>40</b>
<b>ARCO SERVICE STATION #125</b>	<b>2990 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>T69</b>	<b>40</b>
<b>G &amp; M OIL #21</b>	<b>2995 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>T70</b>	<b>41</b>
<b>G AND M OIL SS #21</b>	<b>2995 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>T71</b>	<b>41</b>
<b>NEWPORT-MESA SCHOOL DISTRICT</b>	<b>2985 BEAR UNIFIED STREE</b>	<b>1/2 - 1 N</b>	<b>72</b>	<b>42</b>
<b>RAU PROP. / BAYSHORE TILE CO.</b>	<b>3120 PULLMAN ST</b>	<b>1/2 - 1 NE</b>	<b>73</b>	<b>42</b>
<b>NEWPORT MESA UNIFIED SCHOOL DI</b>	<b>2985 BEAR ST STE A</b>	<b>1/2 - 1 NNW</b>	<b>74</b>	<b>43</b>
<b>COSTA MESA POLICE DEPT</b>	<b>99 FAIR DR</b>	<b>1/2 - 1 SW</b>	<b>75</b>	<b>44</b>
<b>FLINTRIDGE LAND</b>	<b>2973 RANDOLPH AVE</b>	<b>1/2 - 1 NNE</b>	<b>76</b>	<b>44</b>
<b>SUPERFORMANCE</b>	<b>2950 AIRWAY AVE</b>	<b>1/2 - 1 E</b>	<b>U77</b>	<b>45</b>
<b>FORMER SUPERFORMANCE</b>	<b>2950 AIRWAY AVE</b>	<b>1/2 - 1 E</b>	<b>U78</b>	<b>46</b>
<b>SHELL OIL</b>	<b>3043 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>V80</b>	<b>47</b>
<b>SHELL SERVICE STATION</b>	<b>3045 BRISTOL</b>	<b>1/2 - 1 NNE</b>	<b>V81</b>	<b>47</b>
<b>CHEVRON #9-1660</b>	<b>3048 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>V82</b>	<b>48</b>
<b>CHEVRON SS #9-1660</b>	<b>3048 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>V84</b>	<b>49</b>
<b>WESTERN DIGITAL</b>	<b>3128 RED HILL AVE</b>	<b>1/2 - 1 ENE</b>	<b>85</b>	<b>49</b>
<b>ADEPT MFG</b>	<b>2990 GRACE LN</b>	<b>1/2 - 1 NW</b>	<b>W86</b>	<b>50</b>
<b>ADEPT MANUFACTURIG INC</b>	<b>2990 GRACE LANE</b>	<b>1/2 - 1 NW</b>	<b>W87</b>	<b>50</b>
<b>UNOCAL SERVICE STATION #5</b>	<b>3067 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>X88</b>	<b>51</b>
<b>UNOCAL S S #5297</b>	<b>3067 BRISTOL ST</b>	<b>1/2 - 1 NNE</b>	<b>X89</b>	<b>52</b>
<b>NEWPORT BEACH GOLF CLUB</b>	<b>3100 IRVINE AVE</b>	<b>1/2 - 1 SE</b>	<b>90</b>	<b>52</b>
<b>ORANGE COAST COMMUNITY COLLEGE</b>	<b>2701 FAIRVIEW RD</b>	<b>1/2 - 1 W</b>	<b>Y91</b>	<b>53</b>
<b>ORANGE COAST COLLEGE</b>	<b>2701 FAIRVIEW RD</b>	<b>1/2 - 1 W</b>	<b>Y92</b>	<b>53</b>

**UST:** The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 4 UST sites within approximately 0.5 miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>SOUTH PACIFIC CAR WASH</b>	<b>2750 BRISTOL ST</b>	<b>1/8 - 1/4 NE</b>	<b>C7</b>	<b>12</b>
<b>LOUISIANA-PACIFIC CORP.</b>	<b>1275 BRISTOL STREET</b>	<b>1/4 - 1/2 ESE</b>	<b>G25</b>	<b>20</b>
<b>PIONEER PACKING INC.</b>	<b>3030 PULLMAN</b>	<b>1/4 - 1/2 ENE</b>	<b>J36</b>	<b>24</b>
<b>VISTA PAINT CORPORATION</b>	<b>2931 BRISTOL</b>	<b>1/4 - 1/2 NNE</b>	<b>K41</b>	<b>26</b>



## EXECUTIVE SUMMARY

**CA FID:** The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board

A review of the Ca. FID list, as provided by EDR, has revealed that there is 1 Ca. FID site within approximately 0.25 miles of the subject property

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SOUTH PACIFIC CAR WASH	2750 BRISTOL	1/8 - 1/4NE	C6	12

**HAZNET:** The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, has revealed that there are 20 HAZNET sites within approximately 0.5 miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PRACTICE BUILDER AD AGENCY INC	2755 BRISTOL ST STE 100	1/8 - 1/4NE	A3	11
SOUTH PACIFIC CARWASH	2750 BRISTOL ST	1/8 - 1/4NE	C8	13
SPEEDEE OIL CHANGES TUNE UP	2770 BRISTOL ST	1/8 - 1/4NE	9	13
AUTOCARE EXPRESS	375 BRISTOL ST	1/8 - 1/4E	D10	13
<b>JIFFY LUBE NO 861</b>	<b>375 BRISTOL ST</b>	<b>1/8 - 1/4E</b>	<b>D11</b>	<b>14</b>
BRISTOL AUTOPLEX	375 BRISTOL ST	1/8 - 1/4E	D14	15
<b>COUNTRY STYLE CLEANERS</b>	<b>320 BRISTOL ST</b>	<b>1/8 - 1/4E</b>	<b>E17</b>	<b>16</b>
ARCO PRODUCTS COMPANY #5994	300 BRISTOL ST	1/8 - 1/4E	E18	17
DIVERSIFIED SHOPPING CENTER	270 BRISTOL ST	1/8 - 1/4E	F20	18
BUSINESS EXPRESS	270 BRISTOL ST	1/8 - 1/4E	F21	18
<b>BRISTOL VILLAGE CLEANERS</b>	<b>260 BRISTOL ST</b>	<b>1/4 - 1/2E</b>	<b>F22</b>	<b>18</b>
1X BARR LUMBER	1275 BRISTOL ST	1/4 - 1/2ESE	G24	20
BARR LUMBER	1275 BRISTOL ST	1/4 - 1/2ESE	G26	20
HARTS CARPETS	101 KALMUS DR	1/4 - 1/2ENE	H28	21
OCONNER ENGINEERING LABS	100 KALMUS DR	1/4 - 1/2ENE	H29	21
EASY PICKER GOLF PRODUCTS INC	102 KALMUS DR	1/4 - 1/2ENE	H30	22
TR BRELL CREEKSIDE CORP	2900 BRISTOL ST	1/4 - 1/2NNE	I32	22
PIONEER PACKING INC	3030 PULLMAN ST	1/4 - 1/2ENE	J35	24
NEWPORT HARBOR ANIMAL HOSPITAL	125 MESA DR	1/4 - 1/2S	37	24
VIKING PRODUCTS, INC	709 RANDOLPH AVE	1/4 - 1/2NNE	L42	27

**RCRIS:** The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this database is the U.S. EPA

A review of the RCRIS-SQG list, as provided by EDR, and dated 09/01/1999 has revealed that there are 6 RCRIS-SQG sites within approximately 0.5 miles of the subject property

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>JIFFY LUBE NO 861</b>	<b>375 BRISTOL ST</b>	<b>1/8 - 1/4E</b>	<b>D11</b>	<b>14</b>
<b>AUTOPLEX TRANSMISSION</b>	<b>375 BRISTOL STE 95</b>	<b>1/8 - 1/4E</b>	<b>D15</b>	<b>15</b>
<b>JIFFY LUBE</b>	<b>375 S BRISTOL STE 110</b>	<b>1/8 - 1/4E</b>	<b>D16</b>	<b>16</b>
<b>COUNTRY STYLE CLEANERS</b>	<b>320 BRISTOL ST</b>	<b>1/8 - 1/4E</b>	<b>E17</b>	<b>16</b>
<b>BRISTOL VILLAGE CLEANERS</b>	<b>260 BRISTOL ST</b>	<b>1/4 - 1/2E</b>	<b>F22</b>	<b>18</b>

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>PERKIN ELMER APPLIED OPTICS DI</b>	<b>2930 BRISTOL STREET</b>	<b>1/4 - 1/2NNE</b>	<b>K40</b>	<b>26</b>

**FINDS:** The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 04/01/1999 has revealed that there are 6 FINDS sites within approximately 0.5 miles of the subject property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>JIFFY LUBE NO 861</b>	<b>375 BRISTOL ST</b>	<b>1/8 - 1/4E</b>	<b>D11</b>	<b>14</b>
<b>AUTOPLEX TRANSMISSION</b>	<b>375 BRISTOL STE 95</b>	<b>1/8 - 1/4E</b>	<b>D15</b>	<b>15</b>
<b>JIFFY LUBE</b>	<b>375 S BRISTOL STE 110</b>	<b>1/8 - 1/4E</b>	<b>D16</b>	<b>16</b>
<b>COUNTRY STYLE CLEANERS</b>	<b>320 BRISTOL ST</b>	<b>1/8 - 1/4E</b>	<b>E17</b>	<b>16</b>
<b>BRISTOL VILLAGE CLEANERS</b>	<b>260 BRISTOL ST</b>	<b>1/4 - 1/2E</b>	<b>F22</b>	<b>18</b>
<b>PERKIN ELMER APPLIED OPTICS DI</b>	<b>2930 BRISTOL STREET</b>	<b>1/4 - 1/2NNE</b>	<b>K40</b>	<b>26</b>

**CA SLIC:** SLIC Region comes from the California Regional Water Quality Control Board.

A review of the CA SLIC list, as provided by EDR, has revealed that there are 2 CA SLIC sites within approximately 0.5 miles of the subject property.

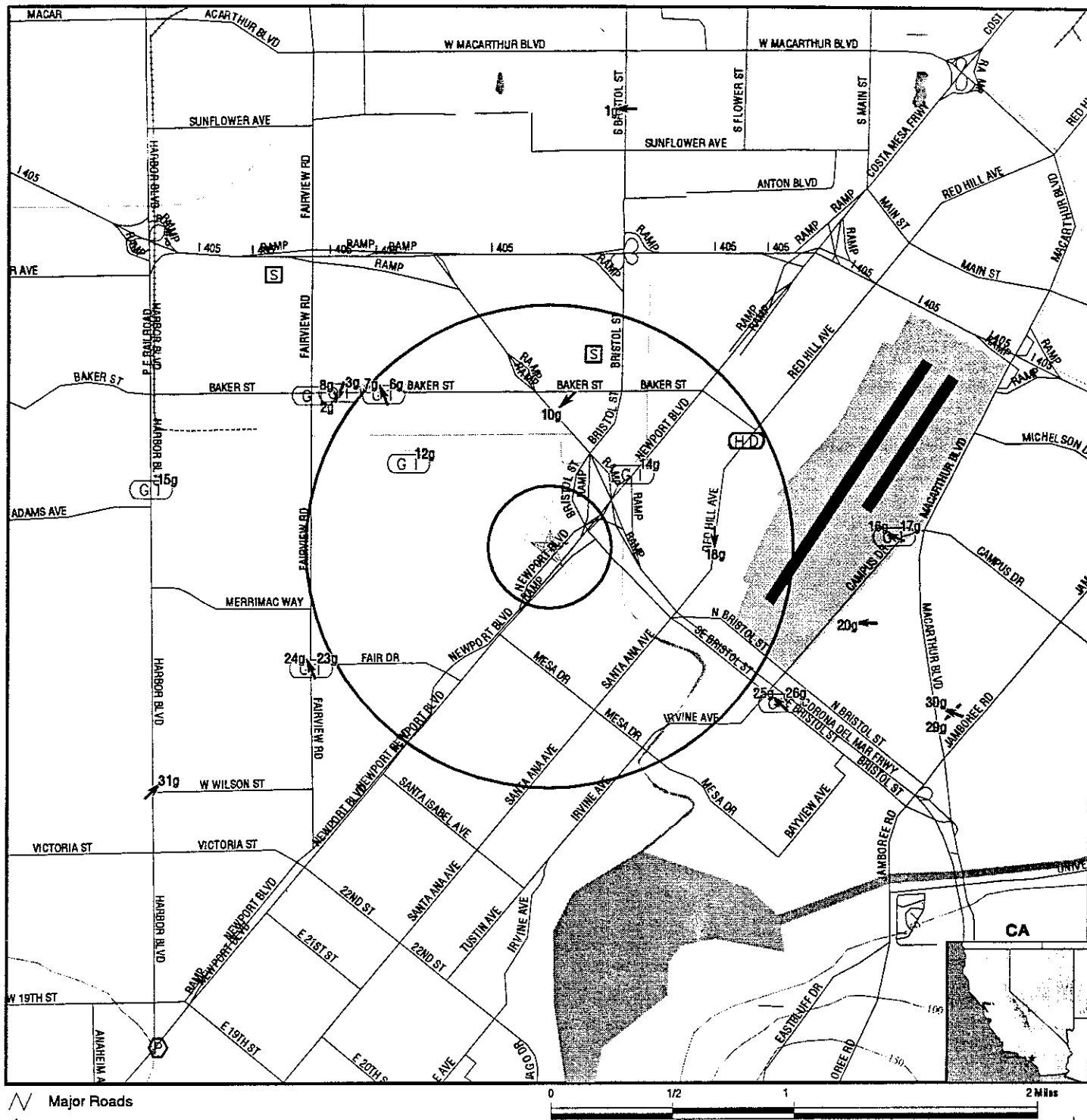
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<b>BRISTOL VILLAGE CLEANERS</b>	<b>260 BRISTOL ST</b>	<b>1/4 - 1/2E</b>	<b>F22</b>	<b>18</b>
<b>CREEKSIDE PROPERTY</b>	<b>2900 BRISTOL ST</b>	<b>1/4 - 1/2NNE</b>	<b>I33</b>	<b>23</b>

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
AMERICAN AIR CENTER (UCO	Cortese, LUST
COSTA MESA FIRE DEPT	LUST
UNOCAL SS #4992	LUST
THRIFTY SS #386	LUST
THE TUNE-UP SHOP	LUST
UNOCAL #4992	LUST
EXXON SERVICE STATION #3652	LUST
NEWPORT MESA UNIFIED SCH DIST	UST
SOUTH COAST CORPORATE CENTER	UST
SOUTH COAST CORPORATE CENTER	UST
ARCO #5994	UST
STATION 098	UST
EXXON SERVICE STATION	UST
ARCO # 9746	UST
TOSCO #30778	UST
NEWPORT AVENUE	WMUDS
COSTA MESA INFINITI	HAZNET
MESA ENERGY SYSTEMS	HAZNET
MERCURY AIR GROUP	HAZNET
MESA WEST GERMAN AUTO CENTER	HAZNET
NEWPORT MES UNIFIED SCHOOL DIST	HAZNET
BENZ & BEAMERS	HAZNET
CALIFORNIA BRAKE WORKS	HAZNET
CALIFORNIA COVENTRY	HAZNET
EDWARD HAKIM, D.D.S.	HAZNET
FOREIGN WORKS INC	HAZNET
MIND MELD INC	HAZNET
SADDLEBACK AUTOMOTIVE	HAZNET
TEWINKLE JR HS/NEWPORT MESA USD	HAZNET
COSTA MESA LINCOLN-MERCURY	HAZNET
THE COLOREDGE CORP.	HAZNET
TOSCO CORPORATION STATION #30778	HAZNET
ROBERT FERGUSON CO	HAZNET
ARCO PRODUCTS COMPANY #9746	HAZNET
CONROYS FLOWERS	HAZNET
COURTYARD CLEANERS	HAZNET
J & M UNOCAL 76 (STA #4992)	HAZNET
VAN D. HENSON DDS & GARY L WYATT D	HAZNET
CHARLES SAMPSON	HAZNET
NEWPORT MESA UNIFIED SCHOOL DISTRI	HAZNET
1X FOCUS CITY	HAZNET
COSTA MESA CAR WASH	ERNS
2800 N HARBOR & ADAMS ST, SHELL ST	ERNS
UNOCAL SERVICE STATION UNIT NO. 49	ERNS

# TOPOGRAPHIC MAP - 447369.4s - SAIC



- Major Roads
- Contour Lines
- Waterways
- Earthquake Fault Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Closest Federal Well in quadrant
- Closest State Well in quadrant
- Closest Public Water Supply Well

- (HD) Closest Hydrogeological Data
- Oil, gas or related wells
- Groundwater Flow Direction
- (GI) Indeterminate Groundwater Flow at Location
- (GV) Groundwater Flow Varies at Location

TARGET PROPERTY: Costa Mesa Air National Guard Station  
 ADDRESS: Newport Boulevard  
 CITY/STATE/ZIP: Costa Mesa CA 92626  
 LAT/LONG: 33.6709 / 117.8900

C-10

CUSTOMER: SAIC  
 CONTACT: John Whelpley  
 INQUIRY #: 447369.4s  
 DATE: December 29, 1999 2:10 pm

# GEOCHECK VERSION 2.1 SUMMARY

## TARGET PROPERTY COORDINATES

Latitude (North): 33.670898 - 33° 40' 15.2"  
 Longitude (West): 117.889999 - 117° 53' 24.0"  
 Universal Transverse Mercator: Zone 11  
 UTM X (Meters): 417491.7  
 UTM Y (Meters): 3725829.0

## USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2433117-F8 NEWPORT BEACH (DIGITAL), CA

## GEOLOGIC AGE IDENTIFICATION†

Geologic Code: Q  
 Era: Cenozoic  
 System: Quaternary  
 Series: Quaternary

## ROCK STRATIGRAPHIC UNIT‡

Category: Stratified Sequence

## GROUNDWATER FLOW INFORMATION

*Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, including well data collected on nearby properties, regional groundwater flow information (from deep aquifers), or surface topography.‡*

AQUIFLOW™ Search Radius: 2.000 Miles. The following table shows sites where groundwater flow and depth information was reported. Additional AQUIFLOW™ site information may be available in the GeoCheck® section at the end of this report.

MAP ID	DISTANCE FROM TP	DIRECTION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
1g	1 - 2 Miles	North	W
2g	1 - 2 Miles	NW	SSW
3g	1 - 2 Miles	NW	Not Reported
4g	1/2 - 1 Mile	NW	NNW
5g	1/2 - 1 Mile	NW	Not Reported
6g	1/2 - 1 Mile	NW	Not Reported
7g	1/2 - 1 Mile	NW	NNW
8g	1 - 2 Miles	WNW	Not Reported
9g	1/2 - 1 Mile	North	SW
10g	1/2 - 1 Mile	North	SW
11g	1/2 - 1 Mile	WNW	Not Reported
12g	1/2 - 1 Mile	WNW	Not Reported
13g	1/4 - 1/2 Mile	NE	Not Reported
14g	1/4 - 1/2 Mile	NE	Not Reported
15g	1 - 2 Miles	West	Not Reported
16g	1 - 2 Miles	East	WNW
17g	1 - 2 Miles	East	Not Reported
18g	1/2 - 1 Mile	East	S
19g	1 - 2 Miles	ESE	W
20g	1 - 2 Miles	ESE	W
21g	1 - 2 Miles	WSW	NNW
22g	1 - 2 Miles	WSW	Not Reported
23g	1 - 2 Miles	WSW	Not Reported

† Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec. Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS-11 (1994).  
 ‡ U.S. EPA Ground Water Handbook, Vol. I: Ground Water and Contamination, Office of Research and Development EPA/625/6-90/016a, Chapter 4, page 78, September 1990.  
 § EDR AQUIFLOW™ information System of hydrogeologically determined groundwater flow directions at specific locations. See the data pages at the end of this report for a complete description.

# **MAP FINDINGS SUMMARY SHOWING ALL SITES**

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
AWP	X	1.000	0	0	0	0	NR	0
Cal-Sites	X	1.000	0	0	1	1	NR	2
Notify 65		1.000	0	0	0	3	NR	3
CHMIRS		1.000	0	0	1	0	NR	1
Cortese		1.000	0	1	2	15	NR	18
Toxic Pits		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		1.000	0	1	0	0	NR	1
LUST		1.000	0	5	4	45	NR	54
UST		0.500	0	1	3	NR	NR	4
CA FID		0.250	0	1	NR	NR	NR	1
AST		0.500	0	0	0	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
HAZNET		0.500	0	10	10	NR	NR	20
RCRIS Sm. Quan. Gen.		0.500	0	4	2	NR	NR	6
RCRIS Lg. Quan. Gen.		0.500	0	0	0	NR	NR	0
HMIRS		0.500	0	0	0	NR	NR	0
PADS		0.500	0	0	0	NR	NR	0
ERNS		0.500	0	0	0	NR	NR	0
FINDS		0.500	0	4	2	NR	NR	6
TRIS		0.500	0	0	0	NR	NR	0
TSCA		0.500	0	0	0	NR	NR	0
MLTS		0.500	0	0	0	NR	NR	0
NPL Liens		0.500	0	0	0	NR	NR	0
Industrial Site	TP		NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	0	2	NR	NR	2
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
CA WDS		0.500	0	0	0	NR	NR	0
SMS R_2	TP		NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0
MINES		0.250	0	0	NR	NR	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

\* Sites may be listed in more than one database

<p align="center"><b>MAP FINDINGS SUMMARY SHOWING ONLY SITES HIGHER THAN OR THE SAME ELEVATION AS TP</b></p>
--

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
AWP	X	1.000	0	0	0	0	NR	0
Cal-Sites	X	1.000	0	0	1	1	NR	2
Notify 65		1.000	0	0	0	3	NR	3
CHMIRS		1.000	0	0	1	0	NR	1
Cortese		1.000	0	1	2	15	NR	18
Toxic Pits		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
State Landfill		1.000	0	1	0	0	NR	1
LUST		1.000	0	5	4	45	NR	54
UST		0.500	0	1	3	NR	NR	4
CA FID		0.250	0	1	NR	NR	NR	1
AST		0.500	0	0	0	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
HAZNET		0.500	0	10	10	NR	NR	20
RCRIS Sm. Quan. Gen.		0.500	0	4	2	NR	NR	6
RCRIS Lg. Quan. Gen		0.500	0	0	0	NR	NR	0
HMIRS		0.500	0	0	0	NR	NR	0
PADS		0.500	0	0	0	NR	NR	0
ERNS		0.500	0	0	0	NR	NR	0
FINDS		0.500	0	4	2	NR	NR	6
TRIS		0.500	0	0	0	NR	NR	0
TSCA		0.500	0	0	0	NR	NR	0
MLTS		0.500	0	0	0	NR	NR	0
NPL Liens		0.500	0	0	0	NR	NR	0
Industrial Site		TP	NR	NR	NR	NR	NR	0
CA SLIC		0.500	0	0	2	NR	NR	2
CA Bond Exp Plan		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
CA WDS		0.500	0	0	0	NR	NR	0
SMS R_2		TP	NR	NR	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0
MINES		0.250	0	0	NR	NR	NR	0

TP = Target Property

NR = Not Requested at this Search Distance

\* Sites may be listed in more than one database

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

1	<b>COSTA MESA AIR NATIONAL GUARD</b>	<b>AWP</b>	<b>S101481491</b>
Target	<b>S OF PRESIDIO DR / WEST OF NEWPORT BLVD</b>	<b>Cal-Sites</b>	<b>N/A</b>
Property	<b>COSTA MESA, CA 92626</b>		

**CAL-SITES:**

Facility ID: 30970004  
Status: AWP - ANNUAL WORKPLAN (AWP) - ACTIVE SITE  
Status Date: 01/01/1995  
Lead: DTSC  
Region: 4 - LONG BEACH  
Branch: SO - OMF-SOUTHERN CALIF  
File Name: Not reported  
Status Name: ANNUAL WORKPLAN - ACTIVE SITE  
Lead Agency: DEPT OF TOXIC SUBSTANCES CONTROL  
NPL: Not Listed  
SIC: 97 NATIONAL SECURITY/INTERNATIONAL AFFAIRS  
Facility Type: OPEN MILITARY BASE  
Facility Type Name: OPEN  
Staff Member Responsible for Site: UNASSING  
Supervisor Responsible for Site: MGASLAN  
Region Water Control Board: Not reported  
Access: Not reported  
Cortese: Not reported  
Hazardous Ranking Score: Not reported  
Date Site Hazard Ranked: Not reported  
Groundwater Contamination: Not reported  
No. of Contamination Sources: 0.00000  
Lat/Long: 0.00000 0.00000 / 0.00000 0.00000  
Lat/Long Method: Not reported  
State Assembly District Code: 69  
State Senate District: 35

AWP Facility ID: 30970004 Facility Type: OPEN

<b>A2</b>	<b>NEWPORT AVENUE STATION #1</b>	<b>SWF/LF</b>	<b>S102361524</b>
<b>NE</b>	<b>NW CORNER OF NEWPORT FWY / BRISTOL 2700</b>		<b>N/A</b>
<b>1/8-1/4</b>	<b>COSTA MESA, CA</b>		
<b>722</b>			
<b>Higher</b>			

**LF:**

Facility ID: 30-CR-0071  
Operator: Not reported  
Operator Addr: Not reported  
Operator Phone: Not reported  
Owner: REINKING L  
Owner Address: Not reported  
Activity: Solid Waste Disposal Site  
Operator's Status: Closed  
Regulation Status: Pre-regulations  
Region: STATE  
Lat/Long: 33 63333 / -117 91667  
Waste Accepted: Not reported  
Surrounding Land: Not reported  
Report of Facility Info Date: Not reported  
Report of Facility Info Amendment: Not reported  
Permitted Throughput with Units: Not reported



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

NEWPORT AVENUE STATION #1 (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S102361524

Actual Throughput with Units:	Not reported
Actual Capacity with Units:	Not reported
Permitted Capacity with Units:	Not reported
Remaining Capacity with Units:	Not reported
Permitted Total Acreage:	Not reported
Actual Total Acreage:	Not reported
Permitted Disposal Acreage:	Not reported
Actual Disposal Acreage:	Not reported
Inspection Frequency:	Not reported
SWIS Number:	Not reported
Date Open:	Not reported
Type of Refuse:	Not reported
Remaining Capacity at Closing Date:	Not reported
Avg Depth of Fill:	Not reported
Gas Management 1:	Not reported
Gas Management 2:	Not reported
Additional Expansion System:	Not reported
Potential Future Use:	Not reported
Facility Type:	Not reported
Land Owner:	Not reported
Date of Operation:	Not reported
Site Description 1:	Not reported
Site Description 2:	Not reported
Site Description 3:	Not reported
Site Description 4:	Not reported
Site Description 5:	Not reported
Site Description 6:	Not reported
Permit Date:	Not reported

A3  
NE  
1/8-1/4  
839  
Higher

PRACTICE BUILDER AD AGENCY INC  
2755 BRISTOL ST STE 100  
COSTA MESA, CA 00000

HAZNET

S103648835  
N/A

HAZNET:

Gepaid:	CAL000048148	Tepaid:	CAD982524613
Contact:	PRACTIC BUILDER AGENC	Telephone:	(000) 000-0000
Gen County:	Orange	Tsd County:	Orange
Tons:	0.0625		
Category:	Photochemicals/photoprocessing waste		
Disposal Method:	Not reported		
Mailing Address:	2755 BRISTOL #100		
	COSTA MESA, CA 92626		
County	Orange		

B4  
ENE  
1/8-1/4  
900  
Higher

CHEVRON #9-8787  
2702 N BRISTOL ST  
SANTA ANA, CA

LUST

S103891749  
N/A

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

**CHEVRON #9-8787 (Continued)**

EDR ID Number  
EPA ID Number

Database(s)

**S103891749**

**LUST Region 8:**

Facility ID:	083003454T	Region:	8
Substance:	GASOLINE	Cross Street:	MEMORY
Date Closed:	Not reported		
Status:	Pollution characterization		
Case Type:	A		
Lead Agency:	Regional Board		
Local Agency:	Sanat Ana Fire Dept.		
File:	A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region		

**B5  
ENE  
1/8-1/4  
900  
Higher**

**EXXON SERVICE STATION #38  
2701 BRISTOL  
SANTA ANA, CA**

**Cortese  
LUST**

**S104164234  
N/A**

**State LUST:**

Cross Street:	MEMORY	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Case Type:	Aquifer affected		
Status:	Pollution characterization		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	1/17/1992	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	10/10/91

**LUST Region 8:**

Facility ID:	083000370T	Region:	8
Substance:	GASOLINE	Cross Street:	MEMORY
Date Closed:	Not reported		
Status:	Pollution characterization		
Case Type:	A		
Lead Agency:	Regional Board		
Local Agency:	Sanat Ana Fire Dept.		
File:	A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region		

**C6  
NE  
1/8-1/4  
912  
Higher**

**SOUTH PACIFIC CAR WASH  
2750 BRISTOL  
COSTA MESA, CA 92626**

**Ca. FID**

**S101609613  
N/A**

**C7  
NE  
1/8-1/4  
912  
Higher**

**SOUTH PACIFIC CAR WASH  
2750 BRISTOL ST  
COSTA MESA, CA**

**UST**

**U003433465  
N/A**

UST Orange County:  
Region: ORANGE

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

**SOUTH PACIFIC CAR WASH (Continued)**

EDR ID Number  
EPA ID Number

Database(s)

UST Solano County:  
Region: ORANGE

U003433465

C8  
NE  
1/8-1/4  
912  
Higher

**SOUTH PACIFIC CARWASH**  
**2750 BRISTOL ST**  
**COSTA MESA, CA 92626**

HAZNET

S103988595  
N/A

HAZNET:

Gepaid: CAL000126912  
Contact: WESTFORE INC  
Gen County: Orange  
Tons: 1.1467  
Category: Waste oil and mixed oil  
Disposal Method: Recycler  
Mailing Address: 2750 BRISTOL ST  
COSTA MESA, CA 92626 - 5910  
County: Orange

Tepaid: Not reported  
Telephone: (714) 644-7000  
Tsd County: 0

9  
NE  
1/8-1/4  
991  
Higher

**SPEEDEE OIL CHANGES TUNE UP**  
**2770 BRISTOL ST**  
**COSTA MESA, CA 92616**

HAZNET

S103988959  
N/A

HAZNET:

Gepaid: CAL000114472  
Contact: SEAN ZAHIRY  
Gen County: Orange  
Tons: 0.2919  
Category: Waste oil and mixed oil  
Disposal Method: Recycler  
Mailing Address: SPEEDEE OIL CHANGE & TUNE UP  
COSTA MESA CA 92626  
County: Orange

Tepaid: CAD050806850  
Telephone: (000) 000-0000  
Tsd County: Los Angeles

D10  
East  
1/8-1/4  
1055  
Higher

**AUTOCARE EXPRESS**  
**375 BRISTOL ST**  
**COSTA MESA, CA 92626**

HAZNET

S103951398  
N/A

HAZNET:

Gepaid: CAL000125301  
Contact: AUTOCARE EXPRESS INC  
Gen County: Orange  
Tons: 0.2293  
Category: Unspecified aqueous solution  
Disposal Method: Recycler  
Mailing Address: 375 BRISTOL ST STE 90  
COSTA MESA, CA 92626  
County: Orange

Tepaid: CAT080013352  
Telephone: (714) 979-6630  
Tsd County: Los Angeles

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

J. RAY CONSTRUCTION (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S102431779

State LUST:

Cross Street:	NEWPORT	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Other ground water affected		
Status:	Signed off, remedial action completed or deemed unnecessary		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	8/28/1987	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	06/19/91	Release Date:	02/04/88

LUST Region 8:

Facility ID:	083000608T	Region:	8
Substance:	GASOLINE	Cross Street:	NEWPORT
Date Closed:	6/19/91		
Status:	Signed off, remedial action completed or deemed unnecessary		
Case Type:	Overfill		
Lead Agency:	Local Agency		
Local Agency:	Orange County Health Care Agency		
File:	A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region		

D14  
East  
1/8-1/4  
1055  
Higher

BRISTOL AUTOPLEX  
375 BRISTOL ST  
COSTA MESA, CA 00000

HAZNET

S103953316  
N/A

HAZNET:

Gepaid:	CAL000112045	Tepaid:	CAT080013352
Contact:	J. RAY SANDERSON	Telephone:	(000) 000-0000
Gen County:	Orange	Tsd County:	Los Angeles
Tons:	0.2919		
Category:	Unspecified aqueous solution		
Disposal Method:	Recycler		
Mailing Address:	375 BRISTOL ST STE 50		
	COSTA MESA, CA 92626		
County	Orange		

D15  
East  
1/8-1/4  
1125  
Higher

AUTOPLEX TRANSMISSION  
375 BRISTOL STE 95  
COSTA MESA, CA 92626

RCRIS-SQG  
FINDS

1000219077  
CAD982368979

Map ID  
Direction  
Distance  
Distance (ft)  
Elevation

MAP FINDINGS

D11  
East  
1/8-1/4  
1055  
Higher

JIFFY LUBE NO 861  
375 BRISTOL ST  
COSTA MESA, CA 92626

Database(s)

RCRIS-SQG  
FINDS  
HAZNET

EDR ID Number  
EPA ID Number

1001195479  
CAR000020594

RCRIS:

Owner: ALLIED LUBE INC  
(909) 613-1772  
Contact: SUZAN PAEK  
(909) 613-1772  
Record Date: 06/18/1997  
Classification: Small Quantity Generator  
Used Oil Recyc: No  
Violation Status: No violations found

HAZNET:

Gepaid: CAR000020594  
Contact: ALLIED LUBE INC  
Gen County: Orange  
Tons: 9.9035  
Category: Aqueous solution with less than 10% total organic residues  
Disposal Method: Transfer Station  
Mailing Address: PO BOX 5709  
DIAMOND BAR CA 91765 - 7709  
County: Orange  
Tepaid: CAD981696420  
Telephone: (714) 961-5491  
Tsd County: Los Angeles

D12  
East  
1/8-1/4  
1055  
Higher

J RAY SANDERSON/CARDINAL  
375 BRISTOL ST  
COSTA MESA, CA 92626

LUST

S102431755  
N/A

LUST Region OR:

Facility Id: 87UT151  
Case Type: Ground water  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 06-18-91  
Open: Not reported  
Status: Determining site status and notify state board  
Enforcement: 2  
Open: Not reported

D13  
East  
1/8-1/4  
1055  
Higher

J. RAY CONSTRUCTION  
375 BRISTOL ST  
COSTA MESA, CA 92626

LUST

S102431779  
N/A

Map ID  
Direction  
Distance  
Distance (ft)  
Elevation

MAP FINDINGS

**AUTOPLEX TRANSMISSION (Continued)**

EDR ID Number  
EPA ID Number

Database(s)

1000219077

RCRIS:

Owner: CARDINAL DEVELOPMENT  
(714) 557-1934  
  
Contact: WILLIAM NYBERG  
(714) 540-6384  
  
Record Date: 04/09/1996  
  
Classification: Small Quantity Generator  
  
Used Oil Recyc: No  
  
Violation Status: No violations found

D16  
East  
1/8-1/4  
1125  
Higher

**JIFFY LUBE**  
**375 S BRISTOL STE 110**  
**COSTA MESA, CA 92696**

RCRIS-SQG  
FINDS

1000594442  
CAD983582727

RCRIS:

Owner: CARDINAL DEV CO  
(415) 555-1212  
  
Contact: LARRY DOMNITZ  
(714) 472-9114  
  
Record Date: 05/28/1991  
  
Classification: Small Quantity Generator  
  
Used Oil Recyc: No  
  
Violation Status: No violations found

E17  
East  
1/8-1/4  
1179  
Higher

**COUNTRY STYLE CLEANERS**  
**320 BRISTOL ST**  
**COSTA MESA, CA 92626**

RCRIS-SQG  
FINDS  
HAZNET

1001023073  
CAR000004242

RCRIS:

Owner: IBRAHIM DOAITI  
(714) 549-9192  
  
Contact: DOAITI IBRANIM  
(714) 549-9192  
  
Record Date: 07/12/1995  
  
Classification: Small Quantity Generator  
  
Used Oil Recyc: No  
  
Violation Status: No violations found

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

COUNTRY STYLE CLEANERS (Continued)

EDR ID Number  
EPA ID Number

1001023073

HAZNET:

Gepaid:	CAR000004242	Tepaid:	CAD981397417
Contact:	TAREK CHAHINE	Telephone:	(714) 549-9192
Gen County:	Orange	Tsd County:	Los Angeles
Tons:	0.0000		
Category:			
Disposal Method:	Recycler		
Mailing Address:	320 BRISTOL ST		
	COSTA MESA, CA 92626 - 7946		
County	Orange		

E18  
East  
1/8-1/4  
1227  
Higher

ARCO PRODUCTS COMPANY #5994  
300 BRISTOL ST  
COSTA MESA, CA 92626

HAZNET

S103650567  
N/A

HAZNET:

Gepaid:	CAL000187941	Tepaid:	CAT000646117
Contact:	ARCO PRODUCTS COMPANY	Telephone:	(714) 670-5407
Gen County:	Orange	Tsd County:	Kings
Tons:	15.1704		
Category:	Contaminated soil from site clean-ups		
Disposal Method:	Disposal, Land Fill		
Mailing Address:	PO BOX 6038		
	ARTESIA, CA 90702		
County	Orange		

E19  
East  
1/8-1/4  
1227  
Higher

BRISTOL PLAZA CHEVRON  
300 BRISTOL ST  
COSTA MESA, CA 92626

LUST

U003147530  
N/A

State LUST:

Cross Street:	Not reported	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Leak being confirmed		
Review Date:	Not reported	Confirm Leak:	7/28/1997
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	08/07/97

LUST Region 8:

Facility ID:	083003044T	Region:	8
Substance:	GASOLINE	Cross Street:	Not reported
Date Closed:	Not reported		
Status:	Leak being confirmed		
Case Type:	Spill		
Lead Agency:	Local Agency		
Local Agency:	Orange County Health Care Agency		
File:	A file for this site IS NOT located at CA Regional Water Quality Control Board. Santa Ana Region		

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

BRISTOL PLAZA CHEVRON (Continued)

EDR ID Number  
EPA ID Number

Database(s)

U003147530

LUST Region OR:

Facility Id: 97UT25  
Case Type: Ground water  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: Not reported  
Open: Yes  
Status: Remedial Investigation Phase  
Enforcement: Not reported

F20  
East  
1/8-1/4  
1297  
Higher

DIVERSIFIED SHOPPING CENTER  
270 BRISTOL ST  
COSTA MESA, CA 92626

HAZNET

S103960865  
N/A

HAZNET:

Gepaid: CAC001076232  
Contact: RANNY E DRAPER  
Gen County: Orange  
Tons: 3.3712  
Category: Asbestos-containing waste  
Disposal Method: Disposal, Land Fill  
Mailing Address: 2910 RED HILL AVENUE  
COSTA MESA, CA 92626  
County: Orange

Tepaid: IRC957100891  
Telephone: (000) 000-0000  
Tsd County: 99

F21  
East  
1/8-1/4  
1297  
Higher

BUSINESS EXPRESS  
270 BRISTOL ST  
COSTA MESA, CA 92626

HAZNET

S103953657  
N/A

HAZNET:

Gepaid: CAL000122669  
Contact: HERMAN DIAZ  
Gen County: Orange  
Tons: 0.1251  
Category: Photochemicals/photoprocessing waste  
Disposal Method: Transfer Station  
Mailing Address: 270 BRISTOL ST # S  
COSTA MESA, CA 92626 - 5936  
County: Orange

Tepaid: CAT000613976  
Telephone: (000) 000-0000  
Tsd County: Orange

F22  
East  
1/4-1/2  
1325  
Higher

BRISTOL VILLAGE CLEANERS  
260 BRISTOL ST  
COSTA MESA, CA 92626

RCRIS-SQG  
FINDS  
Indus Site  
HAZNET  
CA SLIC

1000389232  
CAD981999139



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

BRISTOL VILLAGE CLEANERS (Continued)

EDR ID Number  
EPA ID Number

Database(s)

1000389232

RCRIS:

Owner: HYOUNG KIM  
(714) 754-1351  
Contact: HYOUNG KIM  
(714) 754-1351  
Record Date: 12/21/1993  
Classification: Small Quantity Generator  
Used Oil Recyc: No  
Violation Status: No violations found

HAZNET:

Gepaid: CAL000025223  
Contact: SHIN JIN S  
Gen County: Orange  
Tons: 0.3107  
Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)  
Disposal Method: Recycler  
Mailing Address: 260 BRISTOL ST  
COSTA MESA, CA 92626 - 5908  
County: Orange

Tepaid: CAD981397417  
Telephone: (000) 000-0000  
Tsd County: Los Angeles

Industrial Site:

Case ID: 97IC2  
Open Date: 01-03-97  
Closed Date: 01-16-97  
Haz Mat: Perchloroethylene, Tetrachloroethylene  
Region: ORANGE

SLIC Region 8:

Type: Soil and Groundwater  
Region: 8  
Facility Status: 3  
Lead Agency: Regional Board

23  
SSW  
1/4-1/2  
1514  
Higher

CITY YARD (FORMER)  
2809 NEWPORT BLVD  
NEWPORT BEACH, CA

Cortese  
LUST

S101307823  
N/A

State LUST:

Cross Street: Not reported  
Reg Board: Santa Ana Region  
Chemical: Kerosene  
Lead Agency: Local Agency  
Case Type: Other ground water affected  
Status: Signed off, remedial action completed or deemed unnecessary  
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming), Remove Free Product - remove floating product from water table Pending  
Qty Leaked: Not reported  
Review Date: Not reported  
Workplan: Not reported  
Pollution Char: Not reported  
Remed Action: Not reported  
Close Date: 11/07/90  
Confirm Leak: Not reported  
Prelim Assess: Not reported  
Remed Plan: 5/5/1990  
Monitoring: Not reported  
Release Date: 06/17/90

Map ID  
Direction  
Distance  
Distance (ft )  
Elevation

MAP FINDINGS

CITY YARD (FORMER) (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S101307823

LUST Region 8:

Facility ID: 083001767T      Region: 8  
Substance: KEROSENE      Cross Street: Not reported  
Date Closed: 11/7/90  
Status: Signed off, remedial action completed or deemed unnecessary  
Case Type: Overfill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region

CORTESE:

Reg By: LTNKA  
Reg Id: 083001767T  
Region: CORTESE

G24  
ESE  
1/4-1/2  
1612  
Higher

1X BARR LUMBER  
1275 BRISTOL ST  
COSTA MESA, CA 00000

HAZNET

S100925666  
N/A

HAZNET:

Gepaid: CAC000867688      Tepaid: CAD009452708  
Contact: BAR LUMBER INC      Telephone: (000) 000-0000  
Gen County: Orange      Tsd County: 0  
Tons: 0.1459  
Category: Tank bottom waste  
Disposal Method: Not reported  
Mailing Address: P.O.BOX 1159  
LOS ALAMITOS, CA 90720  
County: Orange

G25  
ESE  
1/4-1/2  
1612  
Higher

LOUISIANA-PACIFIC CORP.  
1275 BRISTOL STREET  
COSTA MESA, CA 92627

UST

U001576885  
N/A

State UST:

Facility ID: 55004      Container Num: 1275  
Tank Num: 1      Year Installed: 1973  
Tank Capacity: 8000  
Tank Used for: PRODUCT  
Type of Fuel: UNLEADED      Tank Constrcn: 1/4" inches  
Leak Detection: Visual, Stock Inventor  
Contact Name: KEN RANEY      Telephone: (714) 556-1500  
Total Tanks: 1      Region: Not reported  
Facility Type: 2      Other Type: LBR & BLDG MAT SUPPL

G26  
ESE  
1/4-1/2  
1612  
Higher

BARR LUMBER  
1275 BRISTOL ST  
COSTA MESA, CA 92626

HAZNET

S103951934  
N/A

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

Site

MAP FINDINGS

Database(s)

EDR ID Number  
EPA ID Number

**BARR LUMBER (Continued)**

**S103951934**

**HAZNET:**

Gepaid: CAC001358296  
Contact: BARR LUMBER  
Gen County: Orange  
Tons: 0 6255  
Category: Waste oil and mixed oil  
Disposal Method: Recycler  
Mailing Address: 1275 S BRISTOLL ST  
COSTA MESA, CA 92626  
County: Orange

Tepaid: CAT080013352  
Telephone: (000) 000-0000  
Tsd County: Los Angeles

**27  
SSW  
1/4-1/2  
1945  
Higher**

**FRANK C PALMER INC  
2672 NEWPORT BLVD  
COSTA MESA, CA 92627**

**LUST**

**S102430428  
N/A**

**LUST Region OR:**

Facility Id: 90UT146  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 07-22-93  
Open: Not reported  
Status: Determining site status and notify state board  
Enforcement: 1

Open: Not reported

**H28  
ENE  
1/4-1/2  
2050  
Higher**

**HARTS CARPETS  
101 KALMUS DR  
COSTA MESA, CA 92626**

**HAZNET**

**S103620212  
N/A**

**HAZNET:**

Gepaid: CAC001370576  
Contact: HEATS CARPETS  
Gen County: Orange  
Tons: 0.4170  
Category: Unspecified oil-containing waste  
Disposal Method: Recycler  
Mailing Address: 100 BRISTOW ST  
NEWPORT BEACH, CA 92660  
County: Orange

Tepaid: CAD099452708  
Telephone: (714) 645-5666  
Tsd County: Los Angeles

**H29  
ENE  
1/4-1/2  
2050  
Higher**

**OCONNER ENGINEERING LABS  
100 KALMUS DR  
COSTA MESA, CA 92626**

**HAZNET**

**1000317568  
N/A**

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

OCONNER ENGINEERING LABS (Continued)

EDR ID Number  
EPA ID Number

Database(s)

1000317568

HAZNET:

Gepaid:	CAD028899862	Tepaid:	CAD008302903
Contact:	Q-CO INDUSTRIES	Telephone:	(000) 000-0000
Gen County:	Orange	Tsd County:	Los Angeles
Tons:	0.3336		
Category:	Aqueous solution with 10% or more total organic residues		
Disposal Method:	Not reported		
Mailing Address:	100 KALMUS DR		
	COSTA MESA, CA 92626		
County	Orange		

H30  
ENE  
1/4-1/2  
2059  
Higher

EASY PICKER GOLF PRODUCTS INC  
102 KALMUS DR  
COSTA MESA, CA 00000

HAZNET

S100861084  
N/A

HAZNET:

Gepaid:	CAL000046301	Tepaid:	CAT000613893
Contact:	GEORGE HEDLUND	Telephone:	(714) 432-9420
Gen County:	Orange	Tsd County:	Los Angeles
Tons:	0.4290		
Category:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)		
Disposal Method:	Transfer Station		
Mailing Address:	415 LEONARD BLVD		
	LEHIGH ACRES, FL 33971 - 6302		
County	Orange		

31  
SSW  
1/4-1/2  
2209  
Higher

SR 55 N/O MESA AVE.  
COSTA MESA, CA

CHMIRS

S100280595  
N/A

CHMIRS:

OES Control Number:	9990279	DOT ID:	1993
DOT Hazard Class:	Flammable liquid		
Chemical Name:	DIESEL FUEL		
Extent of Release:	Not reported		
CAS Number:	Not reported	Quantity Released:	50
Environmental Contamination:	Air	Property Use:	Freeway
Incident Date:	14-DEC-88	Date Completed:	14-DEC-88

I32  
NNE  
1/4-1/2  
2342  
Higher

TR BRELL CREEKSIDE CORP  
2900 BRISTOL ST  
COSTA MESA, CA 92626

HAZNET

S103649825  
N/A

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

TR BRELL CREEKSIDE CORP (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S103649825

HAZNET:

Gepaid:	CAC001243200	Tepaid:	CAT080013352
Contact:	CORPORATION	Telephone:	(000) 000-0000
Gen County:	Orange	Tsd County:	Los Angeles
Tons:	1.1467		
Category:	Unspecified aqueous solution		
Disposal Method:	Recycler		
Mailing Address:	2900 BRISTOL ST		
	COSTA MESA, CA 92626		
County	Orange		

I33  
NNE  
1/4-1/2  
2342  
Higher

CREEKSIDE PROPERTY  
2900 BRISTOL ST  
COSTA MESA, CA

CA SLIC

S101541126  
N/A

SLIC Region 8:

Type:	Soil and Groundwater
Region:	8
Facility Status:	Closed
Lead Agency:	Regional Board

34  
NE  
1/4-1/2  
2403  
Higher

EXXON STATION #7-3676  
3003 NEWPORT BLVD  
COSTA MESA, CA 92626

LUST

S102429566  
N/A

State LUST:

Cross Street:	BAKER	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Other ground water affected		
Status:	Signed off, remedial action completed or deemed unnecessary		
Abate Method:	Vapor Extraction		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	4/30/1992
Pollution Char:	5/5/1992	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	12/04/97	Release Date:	04/30/92

LUST Region 8:

Facility ID:	083002072T	Region:	8
Substance:	GASOLINE	Cross Street:	BAKER
Date Closed:	12/4/97		
Status:	Signed off, remedial action completed or deemed unnecessary		
Case Type:	Overfill		
Lead Agency:	Local Agency		
Local Agency:	Orange County Health Care Agency		
File:	A file for this site IS located at CA Regional Water Quality Control Board Santa Ana Region		

Map ID  
Direction  
Distance  
Distance (ft)  
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number  
EPA ID Number

EXXON STATION #7-3676 (Continued)

S102429566

LUST Region OR:

Facility Id: 92UT63  
Case Type: Ground water  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 12-04-97 Open: Not reported  
Open: Not reported  
Status: Signed off remedial action completed or deemed unnecessary  
Enforcement: 1

J35  
ENE  
1/4-1/2  
2450  
Higher

PIONEER PACKING INC  
3030 PULLMAN ST  
COSTA MESA, CA 92626

HAZNET

S104160825  
N/A

J36  
ENE  
1/4-1/2  
2450  
Higher

PIONEER PACKING INC.  
3030 PULLMAN  
COSTA MESA, CA 92626

UST

U001576829  
N/A

State UST:

Facility ID: 27673  
Tank Num: 1 Container Num: 1  
Tank Capacity: 10000 Year Installed: 1978  
Tank Used for: PRODUCT  
Type of Fuel: DIESEL Tank Constrctn: Not reported  
Leak Detection: None  
Contact Name: Not reported Telephone: (714) 540-9751  
Total Tanks: 1 Region: Not reported  
Facility Type: 2 Other Type: PACKING COMPANY

37  
South  
1/4-1/2  
2465  
Higher

NEWPORT HARBOR ANIMAL HOSPITAL  
125 MESA DR  
COSTA MESA, CA 92627

HAZNET

S102815459  
N/A

HAZNET:

Gepaid: CAL000077424 Tepaid: CAD982433575  
Contact: THOMAS CARPENTER/THOMAS AUSTIN Telephone: (949) 631-1030  
Gen County: Orange Tsd County: Los Angeles  
Tons: 0.0125  
Category: Metal sludge - Alkaline solution (pH <UN> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)  
Disposal Method: Recycler  
Mailing Address: 125 MESA DR  
COSTA MESA, CA 92627  
County: Orange

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

K38  
NNE  
1/4-1/2  
2552  
Higher

VISTA PAINT STORE  
2931 BRISTOL ST  
COSTA MESA, CA 92626

Cortese  
LUST

S104164205  
N/A

State LUST:

Cross Street:	BAKER	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Paint Thinner		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Pollution characterization		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	3/1/1987	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	03/02/87

LUST Region 8:

Facility ID:	083000438T	Region:	8
Substance:	PAINT THINNER	Cross Street:	BAKER
Date Closed:	Not reported		
Status:	Pollution characterization		
Case Type:	Spill		
Lead Agency:	Local Agency		
Local Agency:	Orange County Health Care Agency		
File:	A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region		

Map ID  
Direction  
Distance  
Distance (ft )  
Elevation

MAP FINDINGS

K39  
NNE  
1/4-1/2  
2552  
Higher

EXOTIC MATERIAL INC  
2930 BRISTOL ST  
COSTA MESA, CA 92626

Database(s)

EDR ID Number  
EPA ID Number

Cal-Sites

S100200509  
N/A

CAL-SITES:

Facility ID: 30280530  
Status: REFOA - DOES NOT REQUIRE DTSC ACTION OR OVERSITE ACTIVITY. REFERED TO OTHER AGENCY LEAD  
Status Date: 08/23/1984  
Lead: Not reported  
Region: 4 - LONG BEACH  
Branch: SB - SOUTHERN CA. - B  
File Name: Not reported  
Status Name: PROPERTY/SITE REFERRED TO ANOTHER AGENCY  
Lead Agency: N/A  
NPL: Not reported  
SIC: 28 MANU - CHEMICALS & ALLIED PRODUCTS  
Facility Type: N/A  
Facility Type Name: Not reported  
Staff Member Responsible for Site: Not reported  
Supervisor Responsible for Site: MMONROY  
Region Water Control Board: SA - SANTA ANA  
Access: Not reported  
Cortese: Not reported  
Hazardous Ranking Score: Not reported  
Date Site Hazard Ranked: Not reported  
Groundwater Contamination: Not reported  
No. of Contamination Sources: 0 00000  
Lat/Long: 0.00000° 0 00000° 0 00000° / 0.00000° 0 00000° 0.00000°  
Lat/long Method: Not reported  
State Assembly District Code: Not reported  
State Senate District: Not reported

K40  
NNE  
1/4-1/2  
2552  
Higher

PERKIN ELMER APPLIED OPTICS DI  
2930 BRISTOL STREET  
COSTA MESA, CA 92626

RCRIS-SQG  
FINDS

1000270592  
CAD009549478

RCRIS:

Owner: NOT REQUIRED  
(415) 555-1212  
Contact: ENVIRONMENTAL MANAGER  
(714) 546-1410  
Record Date: 08/15/1980  
Classification: Not reported  
Used Oil Recyc: No  
Violation Status: No violations found

K41  
NNE  
1/4-1/2  
2552  
Higher

VISTA PAINT CORPORATION  
2931 BRISTOL  
COSTA MESA, CA 92626

UST

U001576858  
N/A



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

Site

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

VISTA PAINT CORPORATION (Continued)

U001576858

State UST:

Facility ID:	19391	Container Num:	13
Tank Num:	1	Year Installed:	1974
Tank Capacity:	4000	Tank Constrcn:	3/16 inches
Tank Used for:	PRODUCT	Telephone:	(714) 680-3800
Type of Fuel:	Not Reported	Region:	Not reported
Leak Detection:	None	Other Type:	PAINT RETAIL
Contact Name:	STEVE PETTIT		
Total Tanks:	1		
Facility Type:	2		

L42  
NNE  
1/4-1/2  
2625  
Higher

VIKING PRODUCTS, INC  
709 RANDOLPH AVE  
COSTA MESA, CA 92626

HAZNET

1000257030  
N/A

HAZNET:

Gepaid:	CAD981373368	Tepaid:	CAD099452708
Contact:	MARC KAPLAN	Telephone:	(714) 540-5583
Gen County:	Orange	Tsd County:	Los Angeles
Tons:	1.3552		
Category:	Unspecified aqueous solution		
Disposal Method:	Not reported		
Mailing Address:	11570 MARTENS RIVER CIR FOUNTAIN VALLEY, CA 92708 - 4202		
County	Orange		

43  
West  
1/2-1  
2641  
Higher

COASTLINE R O P  
1001 PRESIDIO SQ  
COSTA MESA, CA 92626

HAZNET

S100932883  
N/A

HAZNET:

Gepaid:	CAL921814792	Tepaid:	CAD008252405
Contact:	COASTLINE R O P	Telephone:	(714) 979-1955
Gen County:	Orange	Tsd County:	Los Angeles
Tons:	0.1042		
Category:	Unspecified aqueous solution		
Disposal Method:	Recycler		
Mailing Address:	1001 PRESIDIO SQ COSTA MESA, CA 92626 - 5632		
County	Orange		

L44  
NE  
1/2-1  
2646  
Higher

ANTIMITE PEST CONTROL  
696 RANDOLPH AVE  
COSTA MESA, CA 92626

LUST

S103301349  
N/A

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

ANTIMITE PEST CONTROL (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S103301349

State LUST:

Cross Street:	Not reported	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Leak being confirmed		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	08/13/98

LUST Region 8:

Facility ID:	083003252T	Region:	8
Substance:	GASOLINE	Cross Street:	Not reported
Date Closed:	Not reported		
Status:	Leak being confirmed		
Case Type:	Spill		
Lead Agency:	Local Agency		
Local Agency:	Orange County Health Care Agency		
File:	A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region		

LUST Region OR:

Facility Id:	98UT54		
Case Type:	Soil only		
Funding:	Federal Funds		
Chemical:	8006619 - GASOLINE		
Lead Refer:	Undefined		
Date Closed:	Not reported	Open:	Yes
Open:	Yes		
Status:	Remedial Investigation Phase		
Enforcement:	Not reported		

45  
ESE  
1/2-1  
2665  
Higher

UNOCAL SERVICE STATION #5909  
1476 SOUTH EAST BRISTOL S  
COSTA MESA, CA 90220

Notify 65

S100230462  
N/A

NOTIFY 65:

Date Reported:	Not reported	Staff Initials:	Not reported
Board File Number:	Not reported		
Facility Type:	Not reported		
Discharge Date:	Not reported		
Incident Description:	90220		

M46  
East  
1/2-1  
2732  
Higher

ORANGE CO. DEPARTMENT OF  
200 KALMUS DR  
COSTA MESA, CA

Cortese  
LUST

S101307739  
N/A

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

ORANGE CO. DEPARTMENT OF (Continued)

S101307739

State LUST:

Cross Street:	Not reported	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Aquifer affected		
Status:	Pollution characterization		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	10/31/1991	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	10/31/91

LUST Region 8:

Facility ID:	083001934T	Region:	8
Substance:	GASOLINE	Cross Street:	Not reported
Date Closed:	Not reported		
Status:	Pollution characterization		
Case Type:	A		
Lead Agency:	Local Agency		
Local Agency:	Orange County Health Care Agency		
File:	A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region		

CORTESE:

Reg By: LTNKA  
Reg Id: 083001934T  
Region: CORTESE

M47  
East  
1/2-1  
2732  
Higher

ORANGE COUNTY DEPARTMENT OF EDUCATION  
200 KALMUS DR  
COSTA MESA, CA 92628

LUST

S104160823  
N/A

48  
NNE  
1/2-1  
2834  
Higher

PEP BOYS-COSTA MESA  
2946 BRISTOL ST.  
COSTA MESA, CA 92626

LUST  
UST

1000105134  
N/A

State LUST:

Cross Street:	Not reported	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Diesel		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Preliminary site assessment workplan submitted		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	1/29/1999	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	10/06/98

Map ID  
Direction  
Distance  
Distance (ft )  
Elevation    Site

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

PEP BOYS-COSTA MESA (Continued)

1000105134

LUST Region 8:

Facility ID: 083003260T                      Region: 8  
Substance: DIESEL                      Cross Street: Not reported  
Date Closed: Not reported  
Status: Preliminary site assessment workplan submitted  
Case Type: Spill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region

LUST Region OR:

Facility Id: 98UT73  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 12035 - WASTE OIL  
Lead Refer: Undefined  
Date Closed: Not reported                      Open: Yes  
Open: Yes  
Status: Preliminary Assessment  
Enforcement: Not reported

State UST:

Facility ID: 13462  
Tank Num: 1                      Container Num: 1  
Tank Capacity: 550                      Year Installed: Not reported  
Tank Used for: WASTE  
Type of Fuel: WASTE OIL                      Tank Constrctn: Not reported  
Leak Detection: Visual  
Contact Name: DOUG SCHULTZ                      Telephone: (213) 748-5751  
Total Tanks: 1                      Region: Not reported  
Facility Type: 2                      Other Type: WASTE TANK

N49  
SSW  
1/2-1  
2991  
Higher

COSTA MESA, CITY OF  
2600 NEWPORT BLVD  
COSTA MESA, CA 92627

LUST

S102428402  
N/A

State LUST:

Cross Street: DEL MAR  
Reg Board: Santa Ana Region                      Qty Leaked: Not reported  
Chemical: TCE  
Lead Agency: Local Agency  
Case Type: Soil only  
Status: Signed off, remedial action completed or deemed unnecessary  
Review Date: Not reported                      Confirm Leak: Not reported  
Workplan: Not reported                      Prelim Assess: Not reported  
Pollution Char: 12/18/1987                      Remed Plan: Not reported  
Remed Action: Not reported                      Monitoring: Not reported  
Close Date: 09/14/90                      Release Date: 01/24/87

LUST Region 8:

Facility ID: 083000717T                      Region: 8  
Substance: TCE                      Cross Street: DEL MAR  
Date Closed: 9/14/90  
Status: Signed off remedial action completed or deemed unnecessary  
Case Type: Spill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS NOT located at CA Regional Water Quality Control Board Santa Ana Region

Map ID  
Direction  
Distance  
Distance (ft)  
Elevation

MAP FINDINGS

N50  
SSW  
1/2-1  
2991  
Higher

CITY OF COSTA MESA  
2600 NEWPORT BLVD  
COSTA MESA, CA 92626

LUST

EDR ID Number  
EPA ID Number

S102427969  
N/A

LUST Region OR:

Facility Id: 87UT216  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 12035 - WASTE OIL  
Lead Refer: Undefined  
Date Closed: 10-25-90 Open: Not reported  
Open: Not reported  
Status: Determining site status and notify state board  
Enforcement: Not reported

Facility Id: 88UT144  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 12035 - WASTE OIL  
Lead Refer: Undefined  
Date Closed: 09-14-90 Open: Not reported  
Open: Not reported  
Status: Determining site status and notify state board  
Enforcement: Not reported

N51  
SSW  
1/2-1  
3035  
Higher

TICE SHELL S.S.  
2590 NEWPORT BLVD  
COSTA MESA, CA 90631

Cortese  
LUST

S102439106  
N/A

State LUST:

Cross Street: Not reported  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Soil only  
Status: Remediation plan developed  
Review Date: Not reported Confirm Leak: 6/9/1994  
Workplan: Not reported Prelim Assess: Not reported  
Pollution Char: Not reported Remed Plan: Not reported  
Remed Action: Not reported Monitoring: Not reported  
Close Date: Not reported Release Date: 06/23/94

LUST Region 8:

Facility ID: 083002461T Region: 8  
Substance: GASOLINE Cross Street: Not reported  
Date Closed: Not reported  
Status: Remediation plan developed  
Case Type: Spill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region

CORTESE:

Reg By: LTNKA  
Reg Id: 083002461T  
Region: CORTESE

Map ID  
Direction  
Distance  
Distance (ft )  
Elevation

MAP FINDINGS

N52  
SSW  
1/2-1  
3035  
Higher

JIM TICE SHELL SERVICE  
2590 NEWPORT BLVD  
COSTA MESA, CA 92627

Ca. FID  
LUST

EDR ID Number  
EPA ID Number

S101609556  
N/A

LUST Region OR:

Facility Id: 94UT31  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 06-23-98 Open: Not reported  
Open: Not reported  
Status: Signed off, remedial action completed or deemed unnecessary  
Enforcement: 1

53  
NNE  
1/2-1  
3088  
Higher

GRAHAM BROTHERS  
2956 RANDOLPH  
COSTA MESA, CA 92626

Ca. FID  
HAZNET  
LUST

S101589387  
N/A

State LUST:

Cross Street: Not reported  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Soil only  
Status: Signed off, remedial action completed or deemed unnecessary  
Review Date: Not reported Confirm Leak: Not reported  
Workplan: Not reported Prelim Assess: Not reported  
Pollution Char: Not reported Remed Plan: Not reported  
Remed Action: Not reported Monitoring: Not reported  
Close Date: 09/06/95 Release Date: 12/13/94

LUST Region 8:

Facility ID: 083002611T Region: 8  
Substance: GASOLINE Cross Street: Not reported  
Date Closed: 9/6/95  
Status: Signed off, remedial action completed or deemed unnecessary  
Case Type: Spill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region

LUST Region OR:

Facility Id: 94UT65  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 09-06-95 Open: Not reported  
Open: Not reported  
Status: Signed off, remedial action completed or deemed unnecessary  
Enforcement: 1

Map ID  
Direction  
Distance  
Distance (ft )  
Elevation

MAP FINDINGS

GRAHAM BROTHERS (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S101589387

HAZNET:

Gepaid:	CAC000725064	Tepaid:	CAD099452708
Contact:	CONTACT/ROGER GRAHAM	Telephone:	(714) 546-1653
Gen County:	Orange	Tsd County:	Los Angeles
Tons:	0.6255		
Category:	Tank bottom waste		
Disposal Method:	Recycler		
Mailing Address:	2956 RANDOLPH STREET		
	COSTA MESA, CA 92626		
County	Orange		

FID:

Facility ID:	30009841	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	(714) 546-1653
Mail To:	Not reported		
	2952 CENTURY PL		
	COSTA MESA, CA 92626		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

O54  
SE  
1/2-1  
3087  
Higher

SANTA ANA COUNTRY CLUB  
20241 SANTA ANA AVE  
SANTA ANA, CA 92707

HAZNET  
LUST

U003433407  
N/A

LUST Region 8:

Facility ID:	083003171T	Region:	8
Substance:	GASOLINE	Cross Street:	Not reported
Date Closed:	4/23/99		
Status:	Signed off, remedial action completed or deemed unnecessary		
Case Type:	Spill		
Lead Agency:	Local Agency		
Local Agency:	Orange County Health Care Agency		
File:	A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region		

HAZNET:

Gepaid:	CAL000064199	Tepaid:	CAD028409019
Contact:	SANTA ANA COUNTRY CLUB	Telephone:	(714) 556-3000
Gen County:	Orange	Tsd County:	Los Angeles
Tons:	1.2510		
Category:	Unspecified organic liquid mixture		
Disposal Method:	Treatment, Tank		
Mailing Address:	20382 NEWPORT BLVD		
	SANTA ANA, CA 92707 - 5346		
County	Orange		

O55  
SE  
1/2-1  
3087  
Higher

SANTA ANA COUNTRY CLUB MAINTENANCE DEPT  
20241 SANTA ANA AVE  
SANTA ANA, CA 92707

LUST

U003148230  
N/A

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

SANTA ANA COUNTRY CLUB MAINTENANCE DEPT (Continued)

EDR ID Number  
EPA ID Number

Database(s)

U003148230

State LUST:

Cross Street: BRISTOL  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Diesel  
Lead Agency: Local Agency  
Case Type: Soil only  
Status: Signed off, remedial action completed or deemed unnecessary  
Review Date: Not reported Confirm Leak: Not reported  
Workplan: Not reported Prelim Assess: Not reported  
Pollution Char: 12/18/1987 Remed Plan: Not reported  
Remed Action: Not reported Monitoring: Not reported  
Close Date: 01/11/89 Release Date: 11/13/87

Cross Street: EDINGER  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Unleaded Gasoline  
Lead Agency: Local Agency  
Case Type: Soil only  
Status: Pollution characterization  
Review Date: Not reported Confirm Leak: Not reported  
Workplan: Not reported Prelim Assess: Not reported  
Pollution Char: 2/6/1989 Remed Plan: Not reported  
Remed Action: Not reported Monitoring: Not reported  
Close Date: Not reported Release Date: 01/27/89

Cross Street: Not reported  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Soil only  
Status: Signed off, remedial action completed or deemed unnecessary  
Review Date: Not reported Confirm Leak: 4/23/1998  
Workplan: 5/14/1998 Prelim Assess: Not reported  
Pollution Char: Not reported Remed Plan: Not reported  
Remed Action: Not reported Monitoring: Not reported  
Close Date: 04/23/99 Release Date: 04/29/98

Cross Street: EDINGER  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Gasoline  
Lead Agency: Regional Board  
Case Type: Other ground water affected  
Status: Leak being confirmed  
Review Date: Not reported Confirm Leak: 7/6/1998  
Workplan: Not reported Prelim Assess: Not reported  
Pollution Char: Not reported Remed Plan: Not reported  
Remed Action: Not reported Monitoring: Not reported  
Close Date: Not reported Release Date: 04/20/99

LUST Region 8:

Facility ID: 083000714T Region: 8  
Substance: DIESEL Cross Street: BRISTOL  
Date Closed: 1/11/89  
Status: Signed off, remedial action completed or deemed unnecessary  
Case Type: Spill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

**SANTA ANA COUNTRY CLUB MAINTENANCE DEPT (Continued)**

**U003148230**

File: A file for this site IS NOT located atCA Regional Water Quality Control Board Santa Ana Region

Facility ID: 083003471T Region: 8  
Substance: GASOLINE Cross Street: EDINGER  
Date Closed: Not reported  
Status: Leak being confirmed  
Case Type: Overfill  
Lead Agency: Regional Board  
Local Agency: Sanat Ana Fire Dept.  
File: A file for this site IS NOT located atCA Regional Water Quality Control Board, Santa Ana Region

**LUST Region OR:**

Facility Id: 98UT32  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 04-23-99 Open: Not reported  
Open: Not reported  
Status: Signed off, remedial action completed or deemed unnecessary  
Enforcement: Not reported

Facility Id: 87UT224  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 12034 - DIESEL  
Lead Refer: Undefined  
Date Closed: 01-03-89 Open: Not reported  
Open: Not reported  
Status: Preliminary Assessment  
Enforcement: Not reported

**N56  
SSW  
1/2-1  
3109  
Higher**

**COSTA MESA AIR NAT. GUARD  
2651 NEWPORT BLVD  
COSTA MESA, CA 92626**

**Cortese  
LUST**

**S101299466  
N/A**

**State LUST:**

Cross Street: VICTORIA  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Unleaded Gasoline  
Lead Agency: Local Agency  
Case Type: Soil only  
Status: Preliminary site assessment workplan submitted  
Review Date: Not reported Confirm Leak: Not reported  
Workplan: Not reported Prelim Assess: Not reported  
Pollution Char: Not reported Remed Plan: Not reported  
Remed Action: Not reported Monitoring: Not reported  
Close Date: Not reported Release Date: 06/30/90

**LUST Region 8:**

Facility ID: 083001626T Region: 8  
Substance: UNLEAD GASOLINE Cross Street: VICTORIA  
Date Closed: Not reported  
Status: Preliminary site assessment workplan submitted  
Case Type: Spill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS NOT located atCA Regional Water Quality Control Board Santa Ana Region

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number  
EPA ID Number

**COSTA MESA AIR NAT. GUARD (Continued)**

**S101299466**

**CORTESE:**

Reg By: LTNKA  
Reg Id: 083001626T  
Region: CORTESE

**P57  
ESE  
1/2-1  
3132  
Higher**

**SHELL OIL  
1512 SE BRISTOL ST  
SANTA ANA, CA 92707**

**LUST**

**S102437104  
N/A**

**LUST Region OR:**

Facility Id: 86UT126  
Case Type: Ground water  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 10-25-96 Open: Not reported  
Open: Not reported  
Status: Remedial action (cleanup) in progress  
Enforcement: 1

**P58  
ESE  
1/2-1  
3132  
Higher**

**SHELL SERVICE STATION  
1512 BRISTOL STREET, SOUTHEAST  
COSTA MESA, CA 92707**

**LUST**

**S102437233  
N/A**

**State LUST:**

Cross Street: SANTA ANA  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Other ground water affected  
Status: Signed off, remedial action completed or deemed unnecessary  
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved  
contaminants  
Review Date: Not reported Confirm Leak: Not reported  
Workplan: Not reported Prelim Assess: Not reported  
Pollution Char: 8/23/1986 Remed Plan: Not reported  
Remed Action: 4/4/1991 Monitoring: Not reported  
Close Date: 10/25/96 Release Date: 08/11/86

**59  
SW  
1/2-1  
3235  
Higher**

**COSTA MESA ANG STATION  
2651 NEWPORT BLVD  
COSTA MESA, CA 90220**

**Notify 65**

**S100179551  
N/A**

**NOTIFY 65:**

Date Reported: Not reported Staff Initials: Not reported  
Board File Number: Not reported  
Facility Type: Not reported  
Discharge Date: Not reported  
Incident Description: 90220

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

	Site	Database(s)	EDR ID Number EPA ID Number
<b>Q60</b> North 1/2-1 3244 Higher	<b>RUSSEL PROPERTY/CUSTOM MOTORS</b> <b>2972 CENTURY PL</b> <b>COSTA MESA, CA</b>  LUST Region 8: Facility ID: 083001627T Substance: GASOLINE Date Closed: Not reported Status: Preliminary site assessment workplan submitted Case Type: Overfill Lead Agency: Local Agency Local Agency: Orange County Health Care Agency File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region	<b>LUST</b>	<b>S103463917</b> <b>N/A</b>
<b>Q61</b> North 1/2-1 3244 Higher	<b>RUSSEL PROPERTY/CUSTOM M</b> <b>2972 CENTURY PL</b> <b>COSTA MESA, CA 92705</b>  State LUST: Cross Street: Not reported Reg Board: Santa Ana Region Chemical: Gasoline Lead Agency: Local Agency Case Type: Other ground water affected Status: Preliminary site assessment workplan submitted Review Date: Not reported Workplan: 8/6/1990 Pollution Char: Not reported Remed Action: Not reported Close Date: Not reported  CORTSESE: Reg By: LTNKA Reg Id: 083001627T Region: CORTSESE	<b>Cortese</b> <b>LUST</b>	<b>S102428549</b> <b>N/A</b>
<b>R62</b> North 1/2-1 3420 Higher	<b>COSTA MESA FIRE STATION #</b> <b>800 BAKER ST</b> <b>COSTA MESA, CA 92626</b>  LUST Region 8: Facility ID: 083000596T Substance: DIESEL Date Closed: Not reported Status: Pollution characterization Case Type: Spill Lead Agency: Local Agency Local Agency: Orange County Health Care Agency File: A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region  CORTSESE: Reg By: LTNKA Reg Id: 083000596T Region: CORTSESE	<b>Cortese</b> <b>LUST</b>	<b>U003147645</b> <b>N/A</b>

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number  
EPA ID Number

**R63**  
**North**  
**1/2-1**  
**3420**  
**Higher**

**COSTA MESA FIRE STATION #2**  
**800 BAKER ST**  
**COSTA MESA, CA 92626**

**LUST**

**S104165634**  
**N/A**

State LUST:

Cross Street:	BRISTOL	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Diesel		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Pollution characterization		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	8/28/1987	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	06/25/87

**S64**  
**NNE**  
**1/2-1**  
**3517**  
**Higher**

**THRIFTY OIL SS #151**  
**751 BAKER ST**  
**COSTA MESA, CA 92626**

**Cortese**  
**LUST**

**S101299423**  
**N/A**

LUST Region OR:

Facility Id:	85UT131		
Case Type:	Ground water		
Funding:	Federal Funds		
Chemical:	8006619 - GASOLINE		
Lead Refer:	Undefined		
Date Closed:	Not reported	Open:	Yes
Open:	Yes		
Status:	Remedial Investigation Phase		
Enforcement:	1		

CORTESE:

Reg By: LTNKA  
Reg Id: 083000637T  
Region: CORTESE

**S65**  
**NNE**  
**1/2-1**  
**3517**  
**Higher**

**THRIFTY OIL #151**  
**751 BAKER ST**  
**COSTA MESA, CA 92626**

**LUST**

**S103943498**  
**N/A**

State LUST:

Cross Street:	BRISTOL	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Other ground water affected		
Status:	Pollution characterization		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	8/6/1987	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	07/23/88

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

RAU PROP./ BAYSHORE TILE CO. (Continued)

S102431945

State LUST:

Cross Street: BAKER  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Other ground water affected  
Status: Signed off, remedial action completed or deemed unnecessary  
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)  
Review Date: Not reported Confirm Leak: 9/21/1989  
Workplan: Not reported Prelim Assess: 10/23/1989  
Pollution Char: 3/14/1990 Remed Plan: 10/3/1991  
Remed Action: Not reported Monitoring: Not reported  
Close Date: 03/11/97 Release Date: 10/30/89

LUST Region 8:

Facility ID: 083000135T Region: 8  
Substance: GASOLINE Cross Street: BAKER  
Date Closed: 3/11/97  
Status: Signed off, remedial action completed or deemed unnecessary  
Case Type: Overfill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region

74  
NNW  
1/2-1  
3951  
Higher

NEWPORT MESA UNIFIED SCHOOL DISTRICT  
2985 BEAR ST STE A  
COSTA MESA, CA 92626

LUST

1000348918  
N/A

State LUST:

Cross Street: BEAR  
Reg Board: Santa Ana Region Qty Leaked: Not reported  
Chemical: Paint Thinner  
Lead Agency: Local Agency  
Case Type: Soil only  
Status: Signed off, remedial action completed or deemed unnecessary  
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)  
Review Date: Not reported Confirm Leak: Not reported  
Workplan: Not reported Prelim Assess: 4/20/1990  
Pollution Char: Not reported Remed Plan: Not reported  
Remed Action: Not reported Monitoring: Not reported  
Close Date: 08/24/90 Release Date: 04/12/90

Cross Street: Not reported Qty Leaked: Not reported  
Reg Board: Santa Ana Region  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Soil only  
Status: Leak being confirmed  
Review Date: Not reported Confirm Leak: 7/16/1997  
Workplan: Not reported Prelim Assess: Not reported  
Pollution Char: Not reported Remed Plan: Not reported  
Remed Action: Not reported Monitoring: Not reported  
Close Date: Not reported Release Date: 07/25/97

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

NEWPORT MESA UNIFIED SCHOOL DISTRICT (Continued)

EDR ID Number  
EPA ID Number

Database(s)

1000348918

LUST Region 8:

Facility ID: 083001465T                      Region: 8  
Substance: PAINT THINNER                      Cross Street: BEAR  
Date Closed: 8/24/90  
Status: Signed off, remedial action completed or deemed unnecessary  
Case Type: Spill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region

Facility ID: 083003038T                      Region: 8  
Substance: GASOLINE                      Cross Street: Not reported  
Date Closed: Not reported  
Status: Leak being confirmed  
Case Type: Spill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region

LUST Region OR:

Facility Id: 97UT21  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: Not reported                      Open: Yes  
Open: Yes  
Status: Preliminary Assessment  
Enforcement: Not reported

75  
SW  
1/2-1  
3994  
Higher

COSTA MESA POLICE DEPT  
99 FAIR DR  
COSTA MESA, CA 92626

LUST

S102428401  
N/A

LUST Region OR:

Facility Id: 87UT164  
Case Type: Not reported  
Funding: Responsible Party  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 10-07-87                      Open: Not reported  
Open: Not reported  
Status: Not reported  
Enforcement: Not reported

76  
NNE  
1/2-1  
4004  
Higher

FLINTRIDGE LAND  
2973 RANDOLPH AVE  
COSTA MESA, CA 92626

LUST

S104165644  
N/A

Map ID  
Direction  
Distance  
Distance (ft)  
Elevation

MAP FINDINGS

FLINTRIDGE LAND (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S104165644

State LUST:

Cross Street:	PAULARINO	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Signed off, remedial action completed or deemed unnecessary		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	8/25/1989
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	11/29/90	Release Date:	08/14/89

LUST Region 8:

Facility ID:	083001310T	Region:	8
Substance:	GASOLINE	Cross Street:	PAULARINO
Date Closed:	11/29/90		
Status:	Signed off, remedial action completed or deemed unnecessary		
Case Type:	Spill		
Lead Agency:	Local Agency		
Local Agency:	Orange County Health Care Agency		
File:	A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region		

U77  
East  
1/2-1  
4015  
Higher

SUPERFORMANCE  
2950 AIRWAY AVE  
COSTA MESA, CA 00000

HAZNET  
LUST

S100616651  
N/A

State LUST:

Cross Street:	Not reported	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Waste Oil		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Signed off, remedial action completed or deemed unnecessary		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	05/10/96	Release Date:	10/20/94

LUST Region 8:

Facility ID:	083002555T	Region:	8
Substance:	WASTE OIL	Cross Street:	Not reported
Date Closed:	5/10/96		
Status:	Signed off, remedial action completed or deemed unnecessary		
Case Type:	Spill		
Lead Agency:	Local Agency		
Local Agency:	Orange County Health Care Agency		
File:	A file for this site IS NOT located at CA Regional Water Quality Control Board Santa Ana Region		

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

**SUPERFORMANCE (Continued)**

EDR ID Number  
EPA ID Number

Database(s)

**HAZNET:**

Gepaid:	CAL000024658	Tepaid:	CAD099452708
Contact:	HIRSON GEOFF	Telephone:	(000) 000-0000
Gen County:	Orange	Tsd County:	Los Angeles
Tons:	0.5421		
Category:	Unspecified organic liquid mixture		
Disposal Method:	Transfer Station		
Mailing Address:	2950 AIRWAY AVE		
	COSTA MESA, CA 92627		
County	Orange		

**S100616651**

**U78**  
**East**  
**1/2-1**  
**4015**  
**Higher**

**FORMER SUPERFORMANCE**  
**2950 AIRWAY AVE**  
**COSTA MESA, CA 92626**

**LUST**

**S103444523**  
**N/A**

**LUST Region OR:**

Facility Id:	93UT44		
Case Type:	Soil only		
Funding:	Federal Funds		
Chemical:	12035 - WASTE OIL		
Lead Refer:	Undefined		
Date Closed:	05-10-96	Open:	Not reported
Open:	Not reported		
Status:	Signed off, remedial action completed or deemed unnecessary		
Enforcement:	2		

**79**  
**East**  
**1/2-1**  
**4199**  
**Higher**

**ZEUS MANUFACTURING**  
**2970 AIRWAY AVE**  
**COSTA MESA, CA 92627**

**Cal-Sites**

**S101481426**  
**N/A**



Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

ZEUS MANUFACTURING (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S101481426

CAL-SITES:

Facility ID: 30280370  
Status: REFOA - DOES NOT REQUIRE DTSC ACTION OR OVERSITE ACTIVITY. REFERED TO OTHER AGENCY LEAD  
Status Date: 10/18/1988  
Lead: Not reported  
Region: 4 - LONG BEACH  
Branch: SB - SOUTHERN CA. - B  
File Name: Not reported  
Status Name: PROPERTY/SITE REFERRED TO ANOTHER AGENCY  
Lead Agency: N/A  
NPL: Not reported  
SIC: 28 MANU - CHEMICALS & ALLIED PRODUCTS  
Facility Type: N/A  
Facility Type Name: Not reported  
Staff Member Responsible for Site: Not reported  
Supervisor Responsible for Site: MMONROY  
Region Water Control Board: SA - SANTA ANA  
Access: Uncontrolled  
Cortese: U  
Hazardous Ranking Score: Not reported  
Date Site Hazard Ranked: Not reported  
Groundwater Contamination: Not reported  
No. of Contamination Sources: 0 00000  
Lat/Long: 0.00000° 0 00000° 0 00000° / 0 00000° 0 00000° 0 00000°  
Lat/long Method: Not reported  
State Assembly District Code: Not reported  
State Senate District: Not reported

V80  
NNE  
1/2-1  
4467  
Higher

SHELL OIL  
3043 BRISTOL ST  
COSTA MESA, CA 92627

LUST

S102437121  
N/A

LUST Region OR:

Facility Id: 90UT120  
Case Type: Ground water  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: Not reported  
Open: Yes  
Status: Remedial Investigation Phase  
Enforcement: 1

V81  
NNE  
1/2-1  
4480  
Higher

SHELL SERVICE STATION  
3045 BRISTOL  
COSTA MESA, CA 90220

Notify 65  
Cortese  
LUST

S100230416  
N/A

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

**SHELL SERVICE STATION (Continued)**

EDR ID Number  
EPA ID Number

Database(s)

**S100230416**

**State LUST:**

Cross Street:	PAULARINO	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Aquifer affected		
Status:	Preliminary site assessment underway		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	5/14/1990
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	Not reported	Release Date:	05/09/90

**LUST Region 8:**

Facility ID:	083001510T	Region:	8
Substance:	GASOLINE	Cross Street:	PAULARINO
Date Closed:	Not reported		
Status:	Preliminary site assessment underway		
Case Type:	A		
Lead Agency:	Local Agency		
Local Agency:	Orange County Health Care Agency		
File:	A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region		

**NOTIFY 65:**

Date Reported:	Not reported	Staff Initials:	Not reported
Board File Number:	Not reported		
Facility Type:	Not reported		
Discharge Date:	Not reported		
Incident Description:	90220		

**CORTESE:**

Reg By:	LTNKA
Reg Id:	083001510T
Region:	CORTESE

V82  
NNE  
1/2-1  
4532  
Higher

**CHEVRON #9-1660**  
**3048 BRISTOL ST**  
**COSTA MESA, CA 92626**

**LUST**

**S104165608**  
**N/A**

**State LUST:**

Cross Street:	Not reported	Qty Leaked:	Not reported
Reg Board:	Santa Ana Region		
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Aquifer affected		
Status:	Signed off, remedial action completed or deemed unnecessary		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported	Monitoring:	Not reported
Close Date:	10/17/97	Release Date:	08/16/95

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

Database(s)  
EDR ID Number  
EPA ID Number

**CHEVRON #9-1660 (Continued)**

**S104165608**

LUST Region 8:  
Facility ID: 083002751T  
Substance: GASOLINE  
Date Closed: 10/17/97  
Status: Signed off remedial action completed or deemed unnecessary  
Case Type: A  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region

Region: 8  
Cross Street: Not reported

V83  
NNE  
1/2-1  
4532  
Higher

**CHEVRON SERVICE STATION #**  
**3048 BRISTOL ST**  
**COSTA MESA, CA 92626**

**Cortese**

**S102427593**  
**N/A**

CORTESE:  
Reg By: LTNKA  
Reg Id: 083002751T  
Region: CORTESE

V84  
NNE  
1/2-1  
4532  
Higher

**CHEVRON SS #9-1660**  
**3048 BRISTOL ST**  
**COSTA MESA, CA 92626**

**LUST**

**S103866855**  
**N/A**

LUST Region OR:  
Facility Id: 95UT51  
Case Type: Ground water  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: 10-17-97  
Open: Not reported  
Status: Signed off remedial action completed or deemed unnecessary  
Enforcement: 1

Open: Not reported

85  
ENE  
1/2-1  
4861  
Higher

**WESTERN DIGITAL**  
**3128 RED HILL AVE**  
**COSTA MESA, CA 92676**

**Cortese**  
**LUST**

**S101299473**  
**N/A**

State LUST:  
Cross Street: KALMUS  
Reg Board: Santa Ana Region  
Chemical: Chlorinated Hydrocarbons  
Lead Agency: Regional Board  
Case Type: Other ground water affected  
Status: Preliminary site assessment underway  
Review Date: Not reported  
Workplan: Not reported  
Pollution Char: Not reported  
Remed Action: Not reported  
Close Date: Not reported

Qty Leaked: Not reported

Confirm Leak: Not reported  
Prelim Assess: Not reported  
Remed Plan: Not reported  
Monitoring: Not reported  
Release Date: 07/07/86

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

WESTERN DIGITAL (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S101299473

LUST Region 8:

Facility ID: 083000442T      Region: 8  
Substance: CHLRINATED HC'S      Cross Street: KALMUS  
Date Closed: Not reported  
Status: Preliminary site assessment underway  
Case Type: Overfill  
Lead Agency: Regional Board  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board. Santa Ana Region

CORTESE:

Reg By: LTNKA  
Reg Id: 083000442T  
Region: CORTESE

W86  
NW  
1/2-1  
4920  
Higher

ADEPT MFG  
2990 GRACE LN  
COSTA MESA, CA 92626

LUST

S102955623  
N/A

LUST Region OR:

Facility Id: 87UT4  
Case Type: Ground water  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: Not reported      Open: Yes  
Open: Yes  
Status: Remedial action (cleanup) in progress  
Enforcement: 1

W87  
NW  
1/2-1  
4920  
Higher

ADEPT MANUFACTURIG INC  
2990 GRACE LANE  
COSTA MESA, CA 92626

RCRIS-SQG  
FINDS  
Cortese  
LUST

1000349969  
CAD981436348

RCRIS:

Owner: MILLER H.R  
(415) 555-1212  
Contact: ENVIRONMENTAL MANAGER  
(714) 540-4710  
Record Date: 09/01/1996  
Classification: Small Quantity Generator  
Used Oil Recyc: No  
Violation Status: No violations found

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

ADEPT MANUFACTURIG INC (Continued)

EDR ID Number  
EPA ID Number

Database(s)

1000349969

State LUST:

Cross Street: BAKER  
Reg Board: Santa Ana Region  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Other ground water affected  
Status: Pollution characterization  
Review Date: Not reported  
Workplan: Not reported  
Pollution Char: 1/14/1987  
Remed Action: Not reported  
Close Date: Not reported  
Qty Leaked: Not reported  
Confirm Leak: Not reported  
Prelim Assess: Not reported  
Remed Plan: Not reported  
Monitoring: Not reported  
Release Date: 01/12/87

LUST Region 8:

Facility ID: 083000019T  
Substance: GASOLINE  
Date Closed: Not reported  
Status: Pollution characterization  
Case Type: Overfill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region  
Region: 8  
Cross Street: BAKER

CORTESE:

Reg By: LTNKA  
Reg Id: 083000019T  
Region: CORTESE

X88  
NNE  
1/2-1  
4945  
Higher

UNOCAL SERVICE STATION #5  
3067 BRISTOL ST  
COSTA MESA, CA 92626

Cortese  
HAZNET  
LUST

S101299429  
N/A

State LUST:

Cross Street: PAULARINO  
Reg Board: Santa Ana Region  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Other ground water affected  
Status: Remedial action (cleanup) in progress  
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Remove Free Product - remove floating product from water table, Pump and Treat Ground Water - generally employed to remove dissolved contaminants, Vapor Extraction  
Review Date: Not reported  
Workplan: Not reported  
Pollution Char: 4/15/1992  
Remed Action: 3/30/1990  
Close Date: Not reported  
Qty Leaked: Not reported  
Confirm Leak: Not reported  
Prelim Assess: Not reported  
Remed Plan: 1/4/1992  
Monitoring: Not reported  
Release Date: 04/29/86

LUST Region 8:

Facility ID: 083000430T  
Substance: GASOLINE  
Date Closed: Not reported  
Status: Remedial action (cleanup) in progress  
Case Type: Overfill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region  
Region: 8  
Cross Street: PAULARINO

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

UNOCAL SERVICE STATION #5 (Continued)

EDR ID Number  
EPA ID Number

Database(s)

S101299429

HAZNET:

Gepaid: CAL000046528      Tepad: CAD009007626  
Contact: UNION OIL COMPANY OF CALIFORNI      Telephone: (714) 428-6560  
Gen County: Orange      Tsd County: Los Angeles  
Tons: 2.5284  
Category: Asbestos-containing waste  
Disposal Method: Not reported  
Mailing Address: PO BOX 25376  
                         SANTA ANA, CA 92799 - 5376  
County: Orange

CORTESE:

Reg By: LTNKA  
Reg Id: 083000430T  
Region: CORTESE

X89  
NNE  
1/2-1  
4945  
Higher

UNOCAL S S #5297  
3067 BRISTOL ST  
COSTA MESA, CA 92626

LUST

S103866854  
N/A

LUST Region OR:

Facility Id: 86UT40  
Case Type: Ground water  
Funding: Federal Funds  
Chemical: 8006619 - GASOLINE  
Lead Refer: Undefined  
Date Closed: Not reported      Open: Yes  
Open: Yes  
Status: Remedial action (cleanup) in progress  
Enforcement: 1

90  
SE  
1/2-1  
5000  
Higher

NEWPORT BEACH GOLF CLUB  
3100 IRVINE AVE  
NEWPORT BEACH, CA 92660

Cortese  
LUST

U003148045  
N/A

State LUST:

Cross Street: ANNIVERSARY  
Reg Board: Santa Ana Region      Qty Leaked: Not reported  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Other ground water affected  
Status: Remediation plan developed  
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site  
Review Date: Not reported      Confirm Leak: 9/3/1986  
Workplan: Not reported      Prelim Assess: Not reported  
Pollution Char: Not reported      Remed Plan: 7/31/1995  
Remed Action: Not reported      Monitoring: Not reported  
Close Date: Not reported      Release Date: 10/01/86

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

NEWPORT BEACH GOLF CLUB (Continued)

EDR ID Number  
EPA ID Number

Database(s)

U003148045

LUST Region 8:

Facility ID: 083000295T      Region: 8  
Substance: GASOLINE      Cross Street: ANNIVERSARY  
Date Closed: Not reported  
Status: Remediation plan developed  
Case Type: Overfill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS located at CA Regional Water Quality Control Board, Santa Ana Region

CORTESE:

Reg By: LTNKA  
Reg Id: 083000295T  
Region: CORTESE

Y91  
West  
1/2-1  
5169  
Higher

ORANGE COAST COMMUNITY COLLEGE  
2701 FAIRVIEW RD  
COSTA MESA, CA 92926

LUST

S102511905  
N/A

State LUST:

Cross Street: ADAMS  
Reg Board: Santa Ana Region      Qty Leaked: Not reported  
Chemical: Gasoline  
Lead Agency: Local Agency  
Case Type: Soil only  
Status: Signed off, remedial action completed or deemed unnecessary  
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site  
Review Date: Not reported      Confirm Leak: Not reported  
Workplan: Not reported      Prelim Assess: 12/13/1989  
Pollution Char: 1/29/1988      Remed Plan: Not reported  
Remed Action: Not reported      Monitoring: Not reported  
Close Date: 12/29/89      Release Date: 01/28/88

LUST Region 8:

Facility ID: 083000788T      Region: 8  
Substance: GASOLINE      Cross Street: ADAMS  
Date Closed: 12/29/89  
Status: Signed off, remedial action completed or deemed unnecessary  
Case Type: Spill  
Lead Agency: Local Agency  
Local Agency: Orange County Health Care Agency  
File: A file for this site IS NOT located at CA Regional Water Quality Control Board, Santa Ana Region

Y92  
West  
1/2-1  
5169  
Higher

ORANGE COAST COLLEGE  
2701 FAIRVIEW RD  
COSTA MESA, CA 92626

FINDS  
RCRIS-LQG  
UST  
Ca. FID  
LUST

1000315143  
CAD981981236

Map ID  
Direction  
Distance  
Distance (ft.)  
Elevation

MAP FINDINGS

ORANGE COAST COLLEGE (Continued)

EDR ID Number  
EPA ID Number

Database(s)

1000315143

RCRIS:

Owner: COAST COMMUNITY COLLEGE  
(415) 555-1212

Contact: ENVIRONMENTAL MANAGER  
(714) 432-5707

Record Date: 09/01/1996

Classification: Large Quantity Generator

Used Oil Recyc: No

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:  
National Compliance Database (NCDB)

LUST Region OR:

Facility Id: 88UT91  
Case Type: Soil only  
Funding: Federal Funds  
Chemical: 12035 - WASTE OIL  
Lead Refer: Undefined  
Date Closed: 08-31-90  
Open: Not reported  
Status: Determining site status and notify state board  
Enforcement: Not reported

FID:

Facility ID: 30003506  
Reg By: Active Underground Storage Tank Location  
Cortese Code: Not reported  
Status: Active  
Mail To: Not reported  
1370 ADAMS  
COSTA MESA, CA 92626  
Contact: Not reported  
DUNS No: Not reported  
Creation: 10/22/93  
EPA ID: Not reported  
Comments: Not reported  
Regulate ID: Not reported  
SIC Code: Not reported  
Facility Tel: (714) 432-5760  
Contact Tel: Not reported  
NPDES No: Not reported  
Modified: 00/00/00

State UST:

Facility ID: 28654  
Tank Num: 1  
Tank Capacity: 2000  
Tank Used for: PRODUCT  
Type of Fuel: Not Reported  
Leak Detection: Visual  
Contact Name: DAVID HILL  
Total Tanks: 1  
Facility Type: 2  
Container Num: 8  
Year Installed: 1972  
Tank Constrctn: Not reported  
Telephone: (714) 432-0202  
Region: Not reported  
Other Type: EDUCATION



ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
COSTA MESA	S103959659	COSTA MESA INFINITI	2888 - A HARBOR BLVD	92626	HAZNET	CAL000144236
COSTA MESA	S103977222	MESA ENERGY SYSTEMS	3186 AIRWAY AVE STE C	92626	HAZNET	CAL000148553
COSTA MESA	S103977155	MERCURY AIR GROUP	3000 AIRWAY AVE # B-3A	92626	HAZNET	CAL000142532
COSTA MESA	S103634803	MESA WEST GERMAN AUTO CENTER	1654 BAHCOCK ST	92627	HAZNET	CAL000017867
COSTA MESA	U003433260	NEWPORT MESA UNIFIED SCH DIST	2985 BEAR ST STE B	92626	UST	
COSTA MESA	S103650408	NEWPORT MES UNIFIED SCHOOL DIST	2985 BEAR ST STE A	92626	HAZNET	CAD981676026
COSTA MESA	S103952351	BENZ & BEAMERS	375 BRISTOL ST STE 85	92626	HAZNET	CAL000088218
COSTA MESA	S103954150	CALIFORNIA BRAKE WORKS	375 BRISTOL ST STE 100	92626	HAZNET	CAL000120379
COSTA MESA	S103954182	CALIFORNIA COVENTRY	375 BRISTOL ST STE 30	92626	HAZNET	CAL000142853
COSTA MESA	S103962416	EDWARD HAKIM, D.D.S	3200 BRISTOL ST STE 575	92626	HAZNET	CAL000141844
COSTA MESA	S103964729	FOREIGN WORKS INC	375 BRISTOL ST STE 90	92626	HAZNET	CAL000033993
COSTA MESA	S103977780	MIND MELD INC	270 BRISTOL ST STE 200	92626	HAZNET	CAL000145525
COSTA MESA	S103985958	SADDLEBACK AUTOMOTIVE	375 BRISTOL ST STE 75	92626	HAZNET	CAL000168335
COSTA MESA	U003433459	SOUTH COAST CORPORATE CENTER	3080 BRISTOL ST # B	92626	UST	
COSTA MESA	U003659703	SOUTH COAST CORPORATE CENTER	3080 BRISTOL ST # C	92626	UST	
COSTA MESA	U003659595	ARCO #5994	300 SE BRISTOL A	92626	UST	
COSTA MESA	S102428398	COSTA MESA FIRE DEPT	800 BROOKHURST	92626	LUST	87UT133
COSTA MESA	S103652740	TEWINKLE JR HSNEWPORT MESA USD	3224-3232 CALIFORNIA AVE	92626	HAZNET	CAC001300504
COSTA MESA	8722049	COSTA MESA CAR WASH	COSTA MESA CAR WASH		ERNS	
COSTA MESA	91306769	2800 N HARBOR & ADAMS ST, SHELL ST	2800 N HARBOR & ADAMS ST SHEL		ERNS	
COSTA MESA	S100933238	COSTA MESA LINCOLN-MERCURY	'626 HARBOR BLVD	92626	HAZNET	CAD981582281
COSTA MESA	S103990821	THE COLOREDGE CORP	151 KALMUS DR STE D104	92626	HAZNET	CAL000112693
COSTA MESA	U001576902	STATION 098	1740 NEWPORT BCH BL	92627	UST	00000012745
COSTA MESA	U001576877	EXXON SERVICE STATION	3003 NEWPORT	92627	UST	00000023910
COSTA MESA	S103992019	TOSCO CORPORATION STATION #30778	1900 NEWPORT BLVD	92627	HAZNET	CAL000135670
COSTA MESA	S103641926	ROBERT FERGUSON CO	2140 NEWPORT BLVD # C11	92627	HAZNET	CAL000040647
COSTA MESA	S103950793	ARCO PRODUCTS COMPANY #9746	2021 NEWPORT BLVD	92627	HAZNET	CAL000187296
COSTA MESA	S103958368	CONROY'S FLOWERS	2275 NEWPORT BLD	92627	HAZNET	CAL000160040
COSTA MESA	S103959987	COURTYARD CLEANERS	1835 NEWPORT BLVD STE 183	92627	HAZNET	CAD982460297
COSTA MESA	S103971212	J & M UNOCAL 76 (STA #4992)	1900 NEWPORT BLVD	92627	HAZNET	CAL000074611
COSTA MESA	S103994111	VAN D. HENSON DDS & GARY L WYATT D	1801 NEWPORT BLVD STE C	92627	HAZNET	CAL000141440
COSTA MESA	U003432736	ARCO # 9746	2021 NEWPORT BLVD	92627	UST	
COSTA MESA	U003433602	TOSCO #30778	1900 NEWPORT BLVD	92627	UST	
COSTA MESA	S103442595	NEWPORT AVENUE	NEWPORT / BRISTOL		WMUDS	
COSTA MESA	S103868665	UNOCAL SS #4992	1900 NEWPORT BLVD	92627	LUST	92UT25
COSTA MESA	S103868666	THRIFTY SS #386	2021 NEWPORT BLVD	92627	LUST	91UT141
COSTA MESA	S104160835	THE TUNE-UP SHOP	2020 NEWPORT BLVD	92627	LUST	
COSTA MESA	S104165743	UNOCAL #4992	1900 NEWPORT BLVD	92627	LUST	083002007T
COSTA MESA	S103633868	CHARLES SAMPSON	1604 OLD NEWPORT BLVD	92626	HAZNET	CAC001247040
COSTA MESA	S103679663	NEWPORT MESA UNIFIED SCHOOL DISTRI	POMONA SCHOOL	92626	HAZNET	CAC001190880
COSTA MESA	8868333	UNOCAL SERVICE STATION UNIT NO 49	UNOCAL SERVICE STATION UNIT NO		ERNS	
DANA POINT	S103947125	1X FOCUS CITY	34255 PACIFIC COAST HWY STE 11	92627	HAZNET	CAD982465809
SANTA ANA	S104160956	AMERICAN AIR CENTER (UCO	19461 AIRPORT	92707	Cortese LUST	083000209T

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)	Facility ID
SANTA ANA	S102429528	EXXON SERVICE STATION #3652	BROADWAY SOUTH	92707	LUST	083000148T

# GEOCHECK VERSION 2.1 ADDENDUM

## GROUNDWATER FLOW INFORMATION

Map ID  
Direction  
Distance  
Elevation

Site

<b>1g</b>	Site ID:	083001181T
<b>North</b>	Groundwater Flow:	W
<b>1 - 2 Miles</b>	Shallow Water Depth:	Not Reported
<b>Lower</b>	Deep Water Depth:	Not Reported
	Average Water Depth:	11.12
	Date:	01/31/1999
<b>2g</b>	Site ID:	083001490T
<b>NW</b>	Groundwater Flow:	SSW
<b>1 - 2 Miles</b>	Shallow Water Depth:	35.60
<b>Lower</b>	Deep Water Depth:	40.46
	Average Water Depth:	Not Reported
	Date:	04/27/1998
<b>3g</b>	Site ID:	083001490T
<b>NW</b>	Groundwater Flow:	Not Reported
<b>1 - 2 Miles</b>	Shallow Water Depth:	37.39
<b>Lower</b>	Deep Water Depth:	38.27
	Average Water Depth:	Not Reported
	Date:	07/05/1994
<b>4g</b>	Site ID:	083000019T
<b>NW</b>	Groundwater Flow:	NNW
<b>1/2 - 1 Mile</b>	Shallow Water Depth:	12.30
<b>Lower</b>	Deep Water Depth:	36.41
	Average Water Depth:	Not Reported
	Date:	10/30/1998
<b>5g</b>	Site ID:	083000019T
<b>NW</b>	Groundwater Flow:	Not Reported
<b>1/2 - 1 Mile</b>	Shallow Water Depth:	18.50
<b>Lower</b>	Deep Water Depth:	35.58
	Average Water Depth:	Not Reported
	Date:	11/1998
<b>6g</b>	Site ID:	083000019T
<b>NW</b>	Groundwater Flow:	Not Reported
<b>1/2 - 1 Mile</b>	Shallow Water Depth:	18.50
<b>Lower</b>	Deep Water Depth:	35.58
	Average Water Depth:	Not Reported
	Date:	11/1998
<b>7g</b>	Site ID:	083000019T
<b>NW</b>	Groundwater Flow:	NNW
<b>1/2 - 1 Mile</b>	Shallow Water Depth:	12.30
<b>Lower</b>	Deep Water Depth:	36.41
	Average Water Depth:	Not Reported
	Date:	10/30/1998
<b>8g</b>	Site ID:	083002125T
<b>WNW</b>	Groundwater Flow:	Not Reported
<b>1 - 2 Miles</b>	Shallow Water Depth:	Not Reported
<b>Lower</b>	Deep Water Depth:	Not Reported
	Average Water Depth:	41
	Date:	09/30/1997

# GEOCHECK VERSION 2.1

## GROUNDWATER FLOW INFORMATION

Map ID  
Direction  
Distance  
Elevation

Map ID Direction Distance Elevation	Site
<b>9g</b> <b>North</b> <b>1/2 - 1 Mile</b> <b>Lower</b>	Site ID: 083001627T Groundwater Flow: SW Shallow Water Depth: 26 Deep Water Depth: Not Reported Average Water Depth: Not Reported Date: 06/19/1997
<b>10g</b> <b>North</b> <b>1/2 - 1 Mile</b> <b>Lower</b>	Site ID: 083001627T Groundwater Flow: SW Shallow Water Depth: 26.10 Deep Water Depth: 26.45 Average Water Depth: Not Reported Date: 04/22/1996
<b>11g</b> <b>WNW</b> <b>1/2 - 1 Mile</b> <b>Lower</b>	Site ID: 083001685T Groundwater Flow: Not Reported Shallow Water Depth: 44 Deep Water Depth: 50.8 Average Water Depth: Not Reported Date: 05/07/1996
<b>12g</b> <b>WNW</b> <b>1/2 - 1 Mile</b> <b>Lower</b>	Site ID: 083001685T Groundwater Flow: Not Reported Shallow Water Depth: Not Reported Deep Water Depth: Not Reported Average Water Depth: 50 Date: 01/16/1995
<b>13g</b> <b>NE</b> <b>1/4 - 1/2 Mile</b> <b>Lower</b>	Site ID: 083002072T Groundwater Flow: Not Reported Shallow Water Depth: 25 Deep Water Depth: 26 Average Water Depth: Not Reported Date: 03/31/1998
<b>14g</b> <b>NE</b> <b>1/4 - 1/2 Mile</b> <b>Lower</b>	Site ID: 083002072T Groundwater Flow: Not Reported Shallow Water Depth: 27 Deep Water Depth: 29 Average Water Depth: Not Reported Date: 03/03/1997
<b>15g</b> <b>West</b> <b>1 - 2 Miles</b> <b>Lower</b>	Site ID: 083002420T Groundwater Flow: Not Reported Shallow Water Depth: Not Reported Deep Water Depth: Not Reported Average Water Depth: 75 Date: 05/24/1996
<b>16g</b> <b>East</b> <b>1 - 2 Miles</b> <b>Lower</b>	Site ID: 083000209T Groundwater Flow: WNW Shallow Water Depth: Not Reported Deep Water Depth: Not Reported Average Water Depth: 33 Date: 05/09/1994

# GEOCHECK VERSION 2.1

## GROUNDWATER FLOW INFORMATION

Map ID  
Direction  
Distance  
Elevation

Site

<b>17g</b>	Site ID:	083000209T
<b>East</b>	Groundwater Flow:	Not Reported
<b>1 - 2 Miles</b>	Shallow Water Depth:	Not Reported
<b>Lower</b>	Deep Water Depth:	Not Reported
	Average Water Depth:	30
	Date:	04/28/1995
<b>18g</b>	Site ID:	083000468T
<b>East</b>	Groundwater Flow:	S
<b>1/2 - 1 Mile</b>	Shallow Water Depth:	6.81
<b>Lower</b>	Deep Water Depth:	9.35
	Average Water Depth:	Not Reported
	Date:	04/24/1997
<b>19g</b>	Site ID:	083001459T
<b>ESE</b>	Groundwater Flow:	W
<b>1 - 2 Miles</b>	Shallow Water Depth:	22
<b>Lower</b>	Deep Water Depth:	24
	Average Water Depth:	Not Reported
	Date:	12/21/1998
<b>20g</b>	Site ID:	083001459T
<b>ESE</b>	Groundwater Flow:	W
<b>1 - 2 Miles</b>	Shallow Water Depth:	19.74
<b>Lower</b>	Deep Water Depth:	24.89
	Average Water Depth:	Not Reported
	Date:	09/12/1997
<b>21g</b>	Site ID:	083000143T
<b>WSW</b>	Groundwater Flow:	NNW
<b>1 - 2 Miles</b>	Shallow Water Depth:	84
<b>Lower</b>	Deep Water Depth:	86
	Average Water Depth:	Not Reported
	Date:	04/14/1995
<b>22g</b>	Site ID:	083000143T
<b>WSW</b>	Groundwater Flow:	Not Reported
<b>1 - 2 Miles</b>	Shallow Water Depth:	78
<b>Lower</b>	Deep Water Depth:	86
	Average Water Depth:	Not Reported
	Date:	04/01/1996
<b>23g</b>	Site ID:	083000143T
<b>WSW</b>	Groundwater Flow:	Not Reported
<b>1 - 2 Miles</b>	Shallow Water Depth:	78
<b>Lower</b>	Deep Water Depth:	86
	Average Water Depth:	Not Reported
	Date:	04/01/1996
<b>24g</b>	Site ID:	083000143T
<b>WSW</b>	Groundwater Flow:	NNW
<b>1 - 2 Miles</b>	Shallow Water Depth:	84
<b>Lower</b>	Deep Water Depth:	86
	Average Water Depth:	Not Reported
	Date:	04/14/1995

# **GEOCHECK VERSION 2.1** **GROUNDWATER FLOW INFORMATION**

Map ID  
Direction  
Distance  
Elevation

Site

<b>25g</b> <b>SE</b> <b>1 - 2 Miles</b> <b>Lower</b>	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002060T NW 27 32 Not Reported 03/06/1997
<b>26g</b> <b>SE</b> <b>1 - 2 Miles</b> <b>Lower</b>	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002060T Not Reported 27 32 Not Reported 06/30/1998
<b>27g</b> <b>ESE</b> <b>1 - 2 Miles</b> <b>Lower</b>	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001619T WNW 20.23 21.57 Not Reported 07/1995
<b>28g</b> <b>ESE</b> <b>1 - 2 Miles</b> <b>Lower</b>	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001618T SW 20 21.31 Not Reported 12/1992
<b>29g</b> <b>ESE</b> <b>1 - 2 Miles</b> <b>Lower</b>	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001619T SW 20 21.31 Not Reported 12/1992
<b>30g</b> <b>ESE</b> <b>1 - 2 Miles</b> <b>Lower</b>	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083001618T WNW 20.23 21.57 Not Reported 07/1995
<b>31g</b> <b>WSW</b> <b>1 - 2 Miles</b> <b>Lower</b>	Site ID: Groundwater Flow: Shallow Water Depth: Deep Water Depth: Average Water Depth: Date:	083002553T NE 45 48 Not Reported 08/1994

# GEOCHECK VERSION 2.1

## STATE DATABASE WELL INFORMATION

### Water Wells:

Well Within 1/2 - 1 Mile of Target Property (Northern Quadrant)

#### Water System Information:

Prime Station Code:	06S/10W-02H03 S	User ID:	TEE
FRDS Number Number:	3000572001	County:	Orange
District Number:	08	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Destroyed
Source Lat/Long:	334057.0 1175313.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01 PAULARINO ST WELL - DESTROYED		
System Number:	3000572		
System Name:	PAULARINO WATER ASSOCIATION		
Organization That Operates System:	Not Reported		
Pop Served:	Unknown, Small System	Connections:	Unknown, Small System
Area Served:	Not Reported		

Well Within 1 - 2 Miles of Target Property (Western Quadrant)

#### Water System Information:

Prime Station Code:	04S/10W-34Q04 S	User ID:	TEE
FRDS Number Number:	3010004010	County:	Orange
District Number:	08	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	334114.0 1175435.3	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 06		
System Number:	3010004		
System Name:	Mesa Consolidated WD		
Organization That Operates System:	P.O. Box 5008 Costa Mesa, CA 92628		
Pop Served:	97000	Connections:	22370
Area Served:	COSTA MESA		

**GEOCHECK VERSION 2.1**  
**PUBLIC WATER SUPPLY SYSTEM INFORMATION**

Searched by Nearest PWS.

**PWS SUMMARY:**

PWS ID:	CA1400035	PWS Status:	Active	Distance from TP:	>2 Miles
Date Initiated:	June / 1977	Date Deactivated:	Not Reported	Dir relative to TP:	South
PWS Name:	LAKE SABRINA BOAT LANDING LAKE SABRINA BOAT LANDING BISHOP CREEK BISHOP, CA 93614				

Addressee / Facility:	System Owner/Responsible Party LAKE SABRINA BOAT LANDING 2872 BALLOW LANE COSTA MESA, CA 92626
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Facility Latitude:	33 38 27	Facility Longitude:	117 55 04
City Served:	Not Reported		
Treatment Class:	Untreated	Population Served:	101 - 500 Persons

PWS currently has or has had major violation(s) or enforcement:	No
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## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Elapsed ASTM days:** Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

### FEDERAL ASTM RECORDS:

#### **CERCLIS:** Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 08/26/99

Date Made Active at EDR: 11/11/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/30/99

Elapsed ASTM days: 73

Date of Last EDR Contact: 08/30/99

#### **ERNS:** Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 10/28/99

Date Made Active at EDR: 12/03/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 11/01/99

Elapsed ASTM days: 32

Date of Last EDR Contact: 11/01/99

#### **NPL:** National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 07/22/99

Date Made Active at EDR: 09/10/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/05/99

Elapsed ASTM days: 36

Date of Last EDR Contact: 08/05/99

#### **RCRIS:** Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 09/01/99

Date Made Active at EDR: 11/17/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 10/06/99

Elapsed ASTM days: 42

Date of Last EDR Contact: 10/04/99

#### **CORRACTS:** Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/99

Date Made Active at EDR: 04/16/99

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 03/17/99

Elapsed ASTM days: 30

Date of Last EDR Contact: 09/13/99

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### STATE OF CALIFORNIA ASTM RECORDS:

#### **BEP:** Bond Expenditure Plan

Source: Department of Health Services

Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89

Date Made Active at EDR: 08/02/94

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94

Elapsed ASTM days: 6

Date of Last EDR Contact: 05/31/94

#### **CAL-SITES (AWP):** Annual Workplan

Source: California Environmental Protection Agency

Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 03/02/99

Date Made Active at EDR: 06/29/99

Database Release Frequency: Annually

Date of Data Arrival at EDR: 06/01/99

Elapsed ASTM days: 28

Date of Last EDR Contact: 11/01/99

#### **CAL-SITES (ASPIS):** Calsites

Source: Department of Toxic Substance Control

Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 10/01/99

Date Made Active at EDR: 11/23/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 11/01/99

Elapsed ASTM days: 22

Date of Last EDR Contact: 09/12/99

#### **CHMIRS:** California Hazardous Material Incident Report System

Source: Office of Emergency Services

Telephone: 916-464-3283

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/94

Date Made Active at EDR: 04/24/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 03/13/95

Elapsed ASTM days: 42

Date of Last EDR Contact: 09/21/99

#### **CORTESE:** Cortese

Source: CAL EPA/Office of Emergency Information

Telephone: 916-327-1848

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/98

Date Made Active at EDR: 09/23/98

Database Release Frequency: Annually

Date of Data Arrival at EDR: 08/26/98

Elapsed ASTM days: 28

Date of Last EDR Contact: 11/01/99

#### **LUST:** Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board

Telephone: 916-445-6532

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 10/07/99

Date Made Active at EDR: 11/04/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/12/99

Elapsed ASTM days: 23

Date of Last EDR Contact: 10/12/99

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **NOTIFY 65:** Proposition 65

Source: State Water Resources Control Board

Telephone: 916-657-0696

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93

Date Made Active at EDR: 11/19/93

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93

Elapsed ASTM days: 18

Date of Last EDR Contact: 10/26/99

### **SWF/LF (SWIS):** Solid Waste Information System

Source: Integrated Waste Management Board

Telephone: 916-255-4035

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/20/99

Date Made Active at EDR: 10/19/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/20/99

Elapsed ASTM days: 29

Date of Last EDR Contact: 09/20/99

### **TOXIC PITS:** Toxic Pits

Source: State Water Resources Control Board

Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95

Date Made Active at EDR: 09/26/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95

Elapsed ASTM days: 27

Date of Last EDR Contact: 11/08/99

### **CA UST:**

#### **UST:** Hazardous Substance Storage Container Database

Source: State Water Resources Control Board

Telephone: 916-227-4408

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90

Date Made Active at EDR: 02/12/91

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91

Elapsed ASTM days: 18

Date of Last EDR Contact: 10/22/99

#### **FID:** Facility Inventory Database

Source: California Environmental Protection Agency

Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94

Date Made Active at EDR: 09/29/95

Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95

Elapsed ASTM days: 24

Date of Last EDR Contact: 12/28/98

### **WMUDS/SWAT:** Waste Management Unit Database

Source: State Water Resources Control Board

Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 10/01/99

Date Made Active at EDR: 11/23/99

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 10/26/99

Elapsed ASTM days: 28

Date of Last EDR Contact: 09/13/99

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### STATE OF CALIFORNIA NON-ASTM RECORDS:

#### **AST:** Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board

Telephone: 916-227-4382

Registered Aboveground Storage Tanks.

Date of Government Version: 08/27/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/08/99

Date of Next Scheduled EDR Contact: 02/07/00

#### **HAZNET:** Hazardous Waste Information System

Source: California Environmental Protection Agency

Telephone: 916-324-1781

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/98

Database Release Frequency: Annually

Date of Last EDR Contact: 11/15/99

Date of Next Scheduled EDR Contact: 02/14/00

#### **SMS R\_2:** South Bay Site Management System

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)

Telephone: 510-286-0457

Groundwater pollution cases in the Santa Clara Valley where the regulatory lead is the San Francisco Bay Regional Water Quality Control Board.

Date of Government Version: 05/21/99

Database Release Frequency: Annually

Date of Last EDR Contact: 08/16/99

Date of Next Scheduled EDR Contact: 12/13/99

#### **WDS:** Waste Discharge System

Source: State Water Resources Control Board

Telephone: 916-657-1571

Sites which have been issued waste discharge requirements.

Date of Government Version: 10/29/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/30/99

Date of Next Scheduled EDR Contact: 12/27/99

#### **AOCONCERN:** San Gabriel Valley Areas of Concern

Source: EPA Region 9

Telephone: 415-744-2407

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98

Database Release Frequency: N/A

Date of Last EDR Contact: 06/29/99

Date of Next Scheduled EDR Contact: N/A

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## CALIFORNIA COUNTY RECORDS

### ALAMEDA COUNTY:

#### Underground Tanks

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700

Date of Government Version: 01/04/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/02/99  
Date of Next Scheduled EDR Contact: 01/31/00

#### Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services  
Telephone: 510-567-6700

Date of Government Version: 01/04/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/02/99  
Date of Next Scheduled EDR Contact: 01/31/00

### CONTRA COSTA COUNTY:

#### SL: Site List

Source: Contra Costa Health Services Department  
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 07/01/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/04/99  
Date of Next Scheduled EDR Contact: 12/06/99

### KERN COUNTY:

#### UST: Sites & Tanks Listing

Source: Kern County Environment Health Services Department  
Telephone: 661-862-8700  
Kern County Sites and Tanks Listing.

Date of Government Version: 08/09/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/08/99  
Date of Next Scheduled EDR Contact: 02/07/00

### LOS ANGELES COUNTY:

#### HMS: Street Number List

Source: Department of Public Works  
Telephone: 626-458-3517  
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 06/30/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/12/99  
Date of Next Scheduled EDR Contact: 01/10/00

#### SWF/LF: List of Solid Waste Facilities

Source: La County Department of Public Works  
Telephone: 818-458-5185

Date of Government Version: 09/16/98  
Database Release Frequency: Annually

Date of Last EDR Contact: 08/30/99  
Date of Next Scheduled EDR Contact: 11/22/99

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Site Mitigation List

Source: Community Health Services

Telephone: 323-890-7806

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 03/23/99

Database Release Frequency: Annually

Date of Last EDR Contact: 11/22/99

Date of Next Scheduled EDR Contact: 02/21/00

### MARIN COUNTY:

#### UST Sites

Source: Public Works Department Waste Management

Telephone: 415-499-6647

Currently permitted USTs in Marin County.

Date of Government Version: 03/01/99

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/09/99

Date of Next Scheduled EDR Contact: 02/07/00

### SAN JOSE COUNTY:

#### Hazmat Facilities

Source: City of San Jose Fire Department

Telephone: 408-277-4659

Date of Government Version: 08/24/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/22/99

Date of Next Scheduled EDR Contact: 02/21/00

### NAPA COUNTY:

#### LUST: Sites With Reported Contamination

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

Date of Government Version: 08/27/99

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/21/99

Date of Next Scheduled EDR Contact: 12/20/99

#### UST: Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management

Telephone: 707-253-4269

Date of Government Version: 08/30/99

Database Release Frequency: Annually

Date of Last EDR Contact: 09/21/99

Date of Next Scheduled EDR Contact: 12/20/99

### ORANGE COUNTY:

#### List of Industrial Site Cleanups

Source: Health Care Agency

Telephone: 714-834-3446

Petroleum and non-petroleum spills.

Date of Government Version: 01/19/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/13/99

Date of Next Scheduled EDR Contact: 12/13/99

#### LUST: List of Underground Storage Tank Cleanups

Source: Health Care Agency

Telephone: 714-834-3446

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 07/29/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/13/99

Date of Next Scheduled EDR Contact: 12/13/99

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **UST: List of Underground Storage Tank Facilities**

Source: Health Care Agency

Telephone: 714-834-3446

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 07/29/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/13/99

Date of Next Scheduled EDR Contact: 12/13/99

### **PLACER COUNTY:**

#### **MS: Master List of Facilities**

Source: Placer County Health and Human Services

Telephone: 530-889-7335

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/08/99

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/27/99

Date of Next Scheduled EDR Contact: 12/27/99

### **RIVERSIDE COUNTY:**

#### **LUST: Listing of Underground Tank Cleanup Sites**

Source: Department of Public Health

Telephone: 909-358-5055

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/04/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/26/99

Date of Next Scheduled EDR Contact: 01/24/00

#### **UST: Tank List**

Source: Health Services Agency

Telephone: 909-358-5055

Date of Government Version: 10/04/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/26/99

Date of Next Scheduled EDR Contact: 01/24/00

### **SACRAMENTO COUNTY:**

#### **Toxisite List**

Source: Sacramento County Environmental Management

Telephone: 916-875-8450

Date of Government Version: 12/01/98

Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/22/98

Date of Next Scheduled EDR Contact: 02/07/00

#### **ML: Regulatory Compliance Master List**

Source: Sacramento County Environmental Management

Telephone: 916-875-8450

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 04/01/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/12/99

Date of Next Scheduled EDR Contact: 02/07/00

### **SAN BERNARDINO COUNTY:**

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### DEHS Permit System Print-Out By Location

Source: San Bernardino County Fire Department Hazardous Materials Division

Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 10/01/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/13/99

Date of Next Scheduled EDR Contact: 12/13/99

### SAN DIEGO COUNTY:

#### SWF/LF: Solid Waste Facilities

Source: Department of Health Services

Telephone: 619-338-2209

San Diego County Solid Waste Facilities.

Date of Government Version: 07/01/98

Database Release Frequency: Annually

Date of Last EDR Contact: 09/09/99

Date of Next Scheduled EDR Contact: 11/29/99

#### HMMD: Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division

Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 10/10/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/12/99

Date of Next Scheduled EDR Contact: 01/10/00

### SAN FRANCISCO COUNTY:

#### LUST: Local Oversight Facilities

Source: Department Of Public Health San Francisco County

Telephone: 415-252-3920

Date of Government Version: 10/22/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/18/99

Date of Next Scheduled EDR Contact: 01/17/00

#### Underground Storage Tank Information

Source: Department of Public Health

Telephone: 415-252-3920

Date of Government Version: 09/01/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/15/99

Date of Next Scheduled EDR Contact: 02/14/00

### SAN MATEO COUNTY:

#### Business Inventory

Source: San Mateo County Environmental Health Services Division

Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 06/24/99

Database Release Frequency: Annually

Date of Last EDR Contact: 10/19/99

Date of Next Scheduled EDR Contact: 01/17/00



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **LUST: Fuel Leak List**

Source: San Mateo County Environmental Health Services Division  
Telephone: 650-363-1921

Date of Government Version: 08/09/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/01/99  
Date of Next Scheduled EDR Contact: 01/31/00

### **SANTA CLARA COUNTY:**

#### **LUST: Fuel Leak Site Activity Report**

Source: Santa Clara Valley Water District  
Telephone: 408-927-0710

Date of Government Version: 07/13/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/04/99  
Date of Next Scheduled EDR Contact: 01/03/00

### **SOLANO COUNTY:**

#### **LUST: Leaking Underground Storage Tanks**

Source: Solano County Department of Environmental Management  
Telephone: 707-421-6770

Date of Government Version: 06/29/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/24/99  
Date of Next Scheduled EDR Contact: 12/20/99

#### **UST: Underground Storage Tanks**

Source: Solano County Department of Environmental Management  
Telephone: 707-421-6770

Date of Government Version: 06/29/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/24/99  
Date of Next Scheduled EDR Contact: 12/20/99

### **SONOMA COUNTY:**

#### **LUST Sites**

Source: Department of Health Services  
Telephone: 707-525-6565

Date of Government Version: 11/01/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/01/99  
Date of Next Scheduled EDR Contact: 01/31/00

### **SUTTER COUNTY:**

#### **UST: Underground Storage Tanks**

Source: Sutter County Department of Agriculture  
Telephone: 530-741-7504

Date of Government Version: 08/02/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/19/99  
Date of Next Scheduled EDR Contact: 01/10/00

### **VENTURA COUNTY:**

#### **BWT: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks**

Source: Ventura County Environmental Health Division  
Telephone: 805-654-2813

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 08/30/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/20/99  
Date of Next Scheduled EDR Contact: 12/20/99

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### **LUST: Listing of Underground Tank Cleanup Sites**

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 08/30/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/20/99

Date of Next Scheduled EDR Contact: 12/20/99

### **UST: Underground Tank Closed Sites List**

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 10/21/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/18/99

Date of Next Scheduled EDR Contact: 01/17/00

### **SWF/LF: Inventory of Illegal Abandoned and Inactive Sites**

Source: Environmental Health Division

Telephone: 805-654-2813

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 06/01/97

Database Release Frequency: Annually

Date of Last EDR Contact: 09/07/99

Date of Next Scheduled EDR Contact: 11/29/99

### **YOLO COUNTY:**

#### **Underground Storage Tank Comprehensive Facility Report**

Source: Yolo County Department of Health

Telephone: 530-666-8646

Date of Government Version: 07/15/99

Database Release Frequency: Annually

Date of Last EDR Contact: 10/26/99

Date of Next Scheduled EDR Contact: 01/24/00

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## California Regional Water Quality Control Board (RWQCB) LUST Records

### LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)  
Telephone: 707-576-2220

Date of Government Version: 08/06/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/30/99  
Date of Next Scheduled EDR Contact: 11/29/99

### LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-286-0457

Date of Government Version: 11/01/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/05/99  
Date of Next Scheduled EDR Contact: 01/17/00

### LUST REG 3: LUSTIS Database

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-549-3147

Date of Government Version: 07/28/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/24/99  
Date of Next Scheduled EDR Contact: 02/21/00

### LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-266-6600

Date of Government Version: 08/24/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/30/99  
Date of Next Scheduled EDR Contact: 11/29/99

### LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-255-3125

Date of Government Version: 10/01/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/12/99  
Date of Next Scheduled EDR Contact: 01/10/00

### LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)  
Telephone: 916-542-5424

Date of Government Version: 07/14/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/12/99  
Date of Next Scheduled EDR Contact: 01/10/00

### LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)  
Telephone: 760-346-7491

Date of Government Version: 10/01/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/12/99  
Date of Next Scheduled EDR Contact: 01/10/00

### LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)  
Telephone: 760-346-7491

Date of Government Version: 03/02/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/27/99  
Date of Next Scheduled EDR Contact: 01/03/00

### LUST REG 8: (LUSTIS) Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)  
Telephone: 909-782-4498

Date of Government Version: 10/22/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/12/99  
Date of Next Scheduled EDR Contact: 01/10/00

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**LUST REG 9: Leaking Underground Storage Tank Report**

Source: California Regional Water Quality Control Board San Diego Region (9)

Telephone: 619-467-2952

Date of Government Version: 08/20/99

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/26/99

Date of Next Scheduled EDR Contact: 01/24/00

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## California Regional Water Quality Control Board (RWQCB) SLIC Records

### SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)  
Telephone: 707-576-2220

Date of Government Version: 08/06/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/30/99  
Date of Next Scheduled EDR Contact: 11/29/99

### SLIC REG 2: North and South Bay Slc Report

Source: Regional Water Quality Control Board San Francisco Bay Region (2)  
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 07/01/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/05/99  
Date of Next Scheduled EDR Contact: 01/17/00

### SLIC REG 3: SLIC Data

Source: California Regional Water Quality Control Board Central Coast Region (3)  
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 07/28/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/24/99  
Date of Next Scheduled EDR Contact: 02/21/00

### SLIC REG 4: SLIC Sites

Source: Region Water Quality Control Board Los Angeles Region (4)  
Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 10/25/99  
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/01/99  
Date of Next Scheduled EDR Contact: 01/31/00

### SLIC REG 5: SLIC List

Source: Regional Water Quality Control Board Central Valley Region (5)  
Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 09/30/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/12/99  
Date of Next Scheduled EDR Contact: 01/10/00

### SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board, Victorville Branch  
Telephone: 619-241-6583

Date of Government Version: 12/01/98  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/20/99  
Date of Next Scheduled EDR Contact: 01/10/00

### SLIC REG 8: SLIC List

Source: California Region Water Quality Control Board Santa Ana Region (8)  
Telephone: 909-782-3298

Date of Government Version: 07/27/99  
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/18/99  
Date of Next Scheduled EDR Contact: 01/10/00

### SLIC REG 9: WDS NURD List

Source: California Regional Water Quality Control Board San Diego Region (9)  
Telephone: 619-487-2980

Date of Government Version: 03/12/99  
Database Release Frequency: Annually

Date of Last EDR Contact: 09/08/99  
Date of Next Scheduled EDR Contact: 12/06/99

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Historical and Other Database(s)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

**Former Manufactured Gas (Coal Gas) Sites:** The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

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### DELISTED NPL: NPL Deletions

Source: EPA  
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 06/24/99  
Date Made Active at EDR: 09/10/99  
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/10/99  
Elapsed ASTM days: 31  
Date of Last EDR Contact: 08/10/99

### NFRAP: No Further Remedial Action Planned

Source: EPA  
Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 08/26/99  
Date Made Active at EDR: 11/11/99  
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/30/99  
Elapsed ASTM days: 73  
Date of Last EDR Contact: 08/30/99

### PWS: Public Water Systems

Source: EPA/Office of Drinking Water  
Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water  
Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SWDIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**Area Radon Information:** The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

**EPA Radon Zones:** Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

**Oil/Gas Pipelines/Electrical Transmission Lines:** This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

**USGS Water Wells:** In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

**Flood Zone Data:** This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in March 1997 from the U.S. Fish and Wildlife Service.

**Epicenters:** World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

**Water Dams:** National Inventory of Dams

Source: Federal Emergency Management Agency

Telephone: 202-646-2801

National computer database of more than 74,000 dams maintained by the Federal Emergency Management Agency.

**California Earthquake Fault Lines:** The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

**California Drinking Water Quality Database**

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

**California Oil and Gas Well Locations for District 2 and 6**

Source: Department of Conservation

Telephone: 916-323-1779



"Linking Technology with Tradition"

## Sanborn™ Map Report

**Ship to:** John Whelpley

SAIC

11251 Roger Bacon Dr

Reston, VA 20190

**Order Date:** 12/29/1999    **Completion Date:** 12/29/1999

**Inquiry #:** 447369.2S

**P.O. #:** 01-0827-04-0456-020

**Site Name:** Costa Mesa Air National Guard Station

**Address:** Newport Boulevard

**City/State:** Costa Mesa, CA 92626

1061790REM

703-318-4268

**Cross Streets:**

This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

**NO COVERAGE**

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**APPENDIX D**  
**BUILDING SURVEYS**

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**APPENDIX D**  
**BUILDING SURVEYS**

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**EBS Building Inspection Survey**  
**California National Guard**  
**Costa Mesa Air National Guard Station, Costa Mesa, California**

Building Number	<b>1</b>	Building Name	<b>Headquarters</b>	Military Branch	<b>ANG</b>	Property Category	<b>1</b>
Date of Inspection	<b>10-Jan-00</b>	Personnel Present	<b>SMSgt. Jim Hollingshead</b>	Phone Number (714)	<b>668-2351</b>	Years with Building	<b>F</b>
Time of Inspection	<b>9:00</b>					Years with Base	<b>F</b>

<b>Structural Information</b>	
Building Size (sq ft)	<b>16456</b>
Building Description	<b>6" poured concrete walls, concrete pad, tar roof, drop ceiling, carpet, drywall, tile (9"x9")</b>
Year Built	<b>1964</b>
Original Use	<b>Administration, Electronics Maintenance</b>
Current Use	<b>Administration, Electronics Maintenance, Dining Hall</b>
Other Building History	<b>None</b>
Describe Remodeling	<b>Has been remodeled extensively between 1964 and 1990</b>
Tenants/Shops	<b>Office, electronic shops</b>

<b>Hazardous Information</b>	
Hazardous Materials/Containment	<b>Room 6 HazMat cabinet: Solder, Spray paint, batteries</b>
Petroleum Products/Containment	<b>None</b>
Hazardous Wastes/Containment	<b>None</b>
Ordnance	<b>None</b>
Medical Waste	<b>Medical clinic onsite during training weekends</b>
Solid Waste	<b>None</b>
Radioactive Waste	<b>None</b>
Wastewater	<b>None</b>
USTs/ ASTs/ OWSs/ Pipelines	<b>None</b>
Spills/ Releases/ Remediation	<b>None</b>
Other Hazardous Information	<b>None</b>

<b>Non-CERCLA Hazards</b>	
Asbestos	<b>ACM in boiler room</b>
Lead-Based Paint	<b>Painted surfaces.</b>
PCBs	<b>Has original PCB ballasts (possibly)</b>
Drinking Water	<b>City Water available.</b>
Radon	<b>No testing.</b>
Other Comments	<b>None</b>

**EBS Building Inspection Survey**  
**California National Guard**  
**Costa Mesa Air National Guard Station, Costa Mesa, California**

Building Number **2** Building Name **Vehicle Maintenance** Military Branch **ANG** Property Category **7**

Date of Inspection **10-Jan-00** Personnel Present **TSgt. Jim Rodrigues** Phone Number (714) **668-2382** Years with Building  Years with Base

Time of Inspection

**Structural Information**

Building Size (sq ft) **3060** Building Description **Concrete block walls, concrete pad**

Year Built **1964**

Original Use **Vehicle and power generator maintenance** Current Use **Vehicle and power generator maintenance**

Other Building History **None** Describe Remodeling **None**

Tenants/Shops **Power production and vehicle maintenance, office, battery room**

**Hazardous Information**

Hazardous Materials/Containment **Paint, compressed gas, solvents, antifreeze, acid**

Petroleum Products/Containment **Oil, grease, gasoline, diesel, transmission fluid**

Hazardous Wastes/Containment **Diesel, gasoline, antifreeze, acid**

Ordinance **None** Medical Waste **None**

Solid Waste **None** Radioactive Waste **None**

Wastewater **None** USTs/ ASTs/ OWSs/ Pipelines **2,000-gallon gasoline and 5,000-gallon diesel USTs in front of building; removed in 1990**

Spills/ Releases/ Remediation **Minor spills cleaned with absorbent**

Other Hazardous Information **None**

**Non-CERCLA Hazards**

Asbestos **Asbestos brake pad waste** Lead-Based Paint **Painted surfaces.**

PCBs **None** Radon **No testing.**

Drinking Water **City Water available**

Other Comments **None**

**EBS Building Inspection Survey**  
**California National Guard**  
**Costa Mesa Air National Guard Station, Costa Mesa, California**

Building Number	<b>3</b>	Building Name	<b>Warehouse</b>	Military Branch	<b>ANG</b>	Property Category	<b>1</b>
Date of Inspection	<b>10-Jan-00</b>	Personnel Present	<b>MSgt. Frank Miezwa</b>	Phone Number (714)	<b>668-2372</b>	Years with Building	<b>F</b>
Time of Inspection						Years with Base	<b>F</b>

<b>Structural Information</b>	
Building Size (sq ft)	<b>6000</b>
Building Description	<b>Concrete pad (worn, but no stains), metal walls and roof.</b>
Year Built	<b>1966</b>
Original Use	<b>Temporary Vehicle Storage</b>
Current Use	<b>Supply Storage</b>
Other Building History	<b>None</b>
Describe Remodeling	<b>Building is two parts- First part was built in 1968, the second part in the late 1970s.</b>
Tenants/Shops	<b>Warehouse and office</b>

<b>Hazardous Information</b>	
Hazardous Materials/ Containment	<b>None; Used to store dry batteries and acid</b>
Petroleum Products/ Containment	<b>Possible diesel fuel</b>
Hazardous Wastes/ Containment	<b>None</b>
Ordinance	<b>None</b>
Medical Waste	<b>None</b>
Solid Waste	<b>None</b>
Radioactive Waste	<b>None</b>
Wastewater	<b>None</b>
USTs/ ASTs/ OWSs/ Pipelines	<b>None</b>
Spills/ Releases/ Remediation	<b>None</b>
Other Hazardous Information	<b>None</b>

<b>Non-CERCLA Hazards</b>	
Asbestos	<b>No visible ACM.</b>
Lead-Based Paint	<b>Painted surfaces.</b>
PCBs	<b>None</b>
Radon	<b>No testing.</b>
Drinking Water	<b>City Water Available</b>
Other Comments	<b>None</b>

**EBS Building Inspection Survey**  
**California National Guard**  
**Costa Mesa Air National Guard Station, Costa Mesa, California**

Building Number **4** Building Name **State Maintenance Shop** Military Branch **ANG** Property Category **1**

Date of Inspection **10-Jan-00** Personnel Present **Mr. Dave Shorb** Phone Number (714) **668-2399** Years with Building  Years with Base   
 Time of Inspection

**Structural Information**

Building Size (sq ft) **192** Building Description **Concrete pad, concrete block walls**  
 Year Built **1966**  
 Original Use **Building and Grounds Maintenance** Current Use **Building and Grounds Maintenance**  
 Other Building History **Originally designed for POL storage, but not used for that purpose** Describe Remodeling **None**  
 Tenants/Shops **Maintenance mechanic and shop**

**Hazardous Information**

Hazardous Materials/Containment **Outside: Flammable locker- Gasoline, oil. Containment building- enamel, paint, thinner, WD-40, acetone, sealants; Used to have limited amounts of spray paint; Used to have limited amounts of spray paint**  
 Petroleum Products/Containment **None**  
 Hazardous Wastes/Containment **None**  
 Ordnance **None** Medical Waste **None**  
 Solid Waste **None** Radioactive Waste **None**  
 Wastewater **None** USTs/ ASTs/ OWSs/ Pipelines **None**  
 Spills/ Releases/ Remediation **None**  
 Other Hazardous Information **None**

**Non-CERCLA Hazards**

Asbestos **No visible ACM.** Lead-Based Paint **Painted surfaces.**  
 PCBs **None** Radon **No testing.**  
 Drinking Water **City Water Available**  
 Other Comments **None**



**EBS Building Inspection Survey**  
**California National Guard**  
**Costa Mesa Air National Guard Station, Costa Mesa, California**

Building Number	<b>5</b>	Building Name	<b>Crypto Building</b>	Military Branch	<b>ANG</b>	Property Category	<b>1</b>
Date of Inspection	<b>12-Jan-00</b>	Personnel Present	<b>Installation Commander</b>	Phone Number (714)		Years with Building	
Time of Inspection							

<b>Structural Information</b>	
Building Size (sq ft)	<b>144</b>
Building Description	<b>Class A vault- concrete block walls and floor, heavy duty steel door</b>
Year Built	<b>1968</b>
Original Use	<b>Weapons vault</b>
Current Use	<b>Cryptography, storage of sensitive electronics equipment</b>
Other Building History	<b>None</b>
Describe Remodeling	<b>None</b>
Tenants/Shops	<b>None</b>

<b>Hazardous Information</b>	
Hazardous Materials/ Containment	<b>None</b>
Petroleum Products/ Containment	<b>None</b>
Hazardous Wastes/ Containment	<b>None</b>
Ordnance	<b>None; used to store rifles and ammunition</b>
Medical Waste	<b>None</b>
Solid Waste	<b>None</b>
Radioactive Waste	<b>None</b>
Wastewater	<b>None</b>
USTs/ ASTs/ OWSs/ Pipelines	<b>None</b>
Spills/ Releases/ Remediation	<b>None</b>
Other Hazardous Information	<b>None</b>

<b>Non-CERCLA Hazards</b>	
Asbestos	<b>No visible ACM.</b>
Lead-Based Paint	<b>Painted surfaces.</b>
PCBs	<b>No visible PCBS.</b>
Radon	<b>No testing.</b>
Drinking Water	<b>None</b>
Other Comments	<b>None</b>

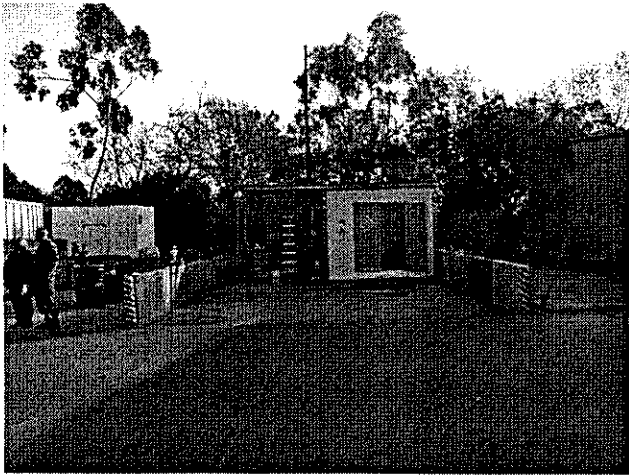
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**APPENDIX E**  
**SITE PHOTOGRAPHS**

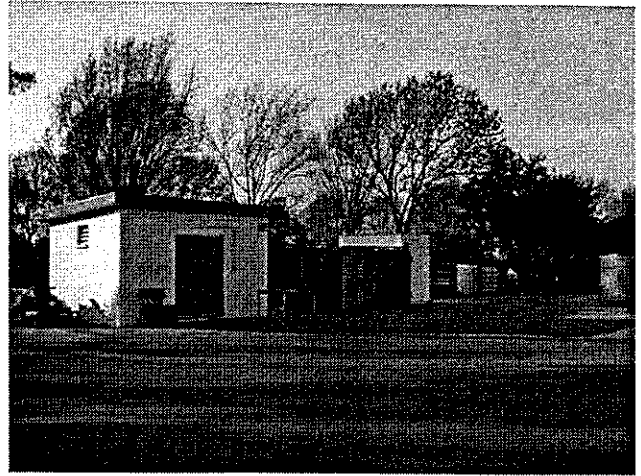
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## Photograph Log

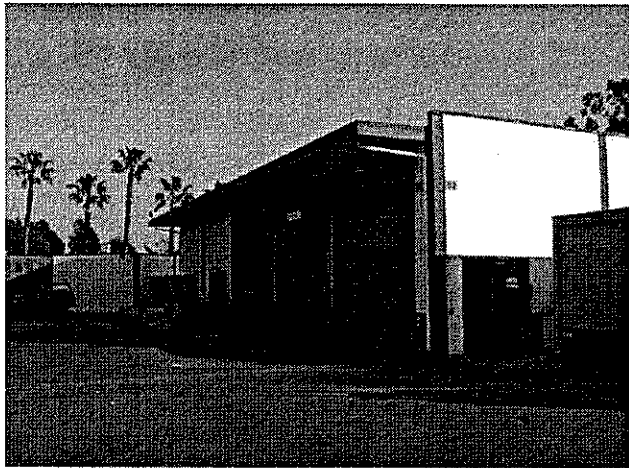
Photograph E-1.	Wash Rack and HazMat Accumulation Area (S) .....	E-2
Photograph E-2.	Building #4 and Storage Area (W) .....	E-2
Photograph E-3.	Building #2 (SE) .....	E-2
Photograph E-4.	Storage Area (NE) .....	E-2
Photograph E-5.	Storage Area and Building #1 (E) .....	E-2
Photograph E-6.	Building #3 (S) .....	E-2
Photograph E-7.	Vehicle Parking Area (N) .....	E-3
Photograph E-8.	Buildings #2 and #3 (NE) .....	E-3
Photograph E-9.	View of Lawn to Vehicle Storage Area (N) .....	E-3
Photograph E-10.	Property Boundary (E).....	E-3
Photograph E-11.	Lawn Area and Building #5 (E).....	E-3
Photograph E-12.	Vehicle Parking Area (E).....	E-3
Photograph E-13.	Rear Gate (N).....	E-4
Photograph E-14.	Battery Acid Room in Building #2.....	E-4
Photograph E-15.	Historical Memorial (NW) .....	E-4
Photograph E-16.	Kitchen in Building #1.....	E-4
Photograph E-17.	Floor of Battery Room in Building #2.....	E-4
Photograph E-18.	Building #2 Vehicle Maintenance (NE) .....	E-5
Photograph E-19.	Oil Stain Adjacent to Building #2 (S).....	E-5
Photograph E-20.	Building #2 Vehicle Maintenance (N).....	E-5
Photograph E-21.	POL and Corrosive Storage (W).....	E-5
Photograph E-22.	Building #2 Bay 3 (NE).....	E-5
Photograph E-23.	OWS for Wash Rack (S).....	E-5
Photograph E-24.	OWS for Wash Rack .....	E-6
Photograph E-25.	Hydraulic Oil Stain in Concrete Adjacent to Building #2 .....	E-6
Photograph E-26.	OWS for Wash Rack .....	E-6
Photograph E-27.	Satellite Accumulation Points (E) .....	E-6
Photograph E-28.	Satellite Accumulation Points (E) .....	E-6
Photograph E-29.	Old POL Storage Area and Storage Area (S) .....	E-7
Photograph E-30.	Lawn and Storage Area (N).....	E-7
Photograph E-31.	Soils and Tarp Underneath Grass at Former POL Storage Area (N) .....	E-7
Photograph E-32.	Oil Stain in Parking Lot.....	E-7
Photograph E-33.	Former POL Storage Area .....	E-7
Photograph E-34.	Lawn (SW).....	E-7
Photograph E-35.	Lawn and Vehicle Storage Area (NE) .....	E-8
Photograph E-36.	Picnic Area Behind Buildings #1 and #2 (NE).....	E-8
Photograph E-37.	Entrance of Building #1 (W) .....	E-8
Photograph E-38.	Mop and Bucket Cleaning Area in SE Part of Building #2.....	E-8



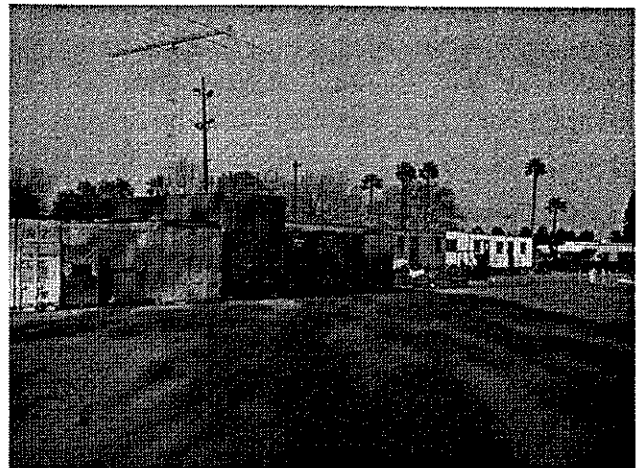
**Photograph E-1. Wash Rack and HazMat Accumulation Area (S)**



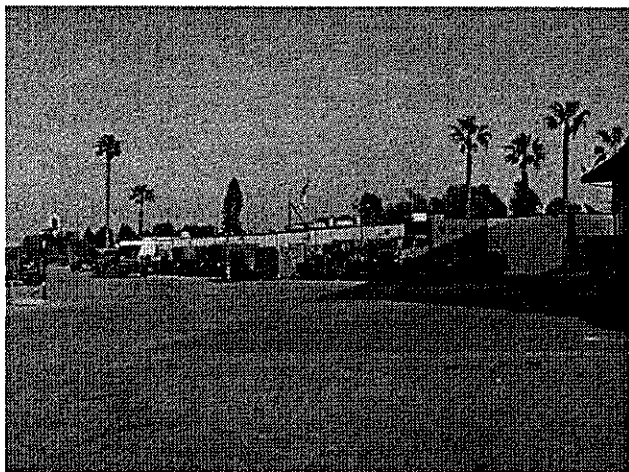
**Photograph E-2. Building #4 and Storage Area (W)**



**Photograph E-3. Building #2 (SE)**



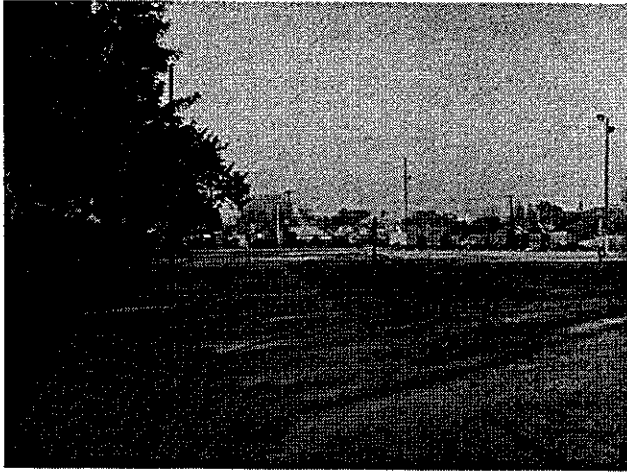
**Photograph E-4. Storage Area (NE)**



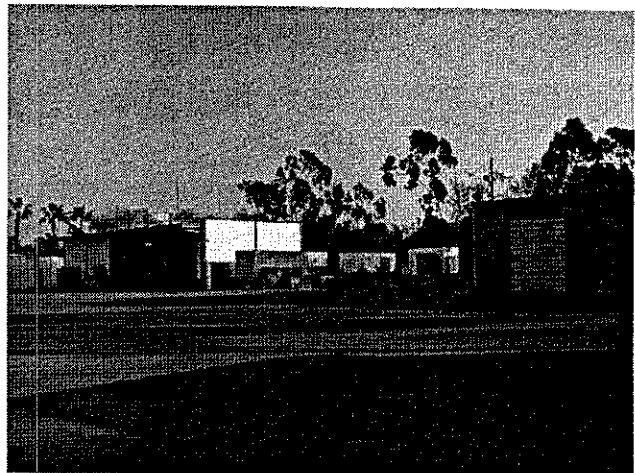
**Photograph E-5. Storage Area and Building #1 (E)**



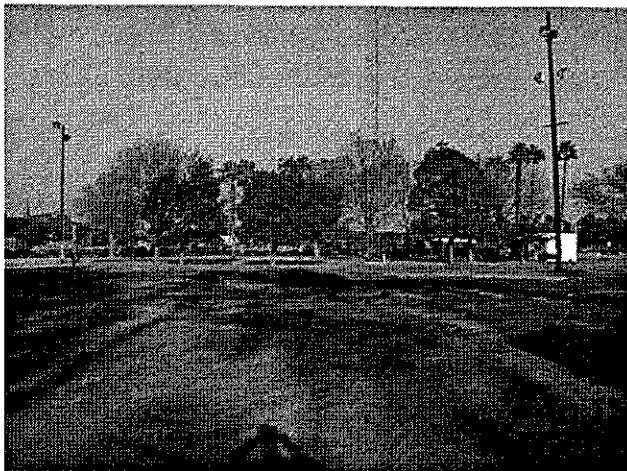
**Photograph E-6. Building #3 (S)**



**Photograph E-7. Vehicle Parking Area (N)**



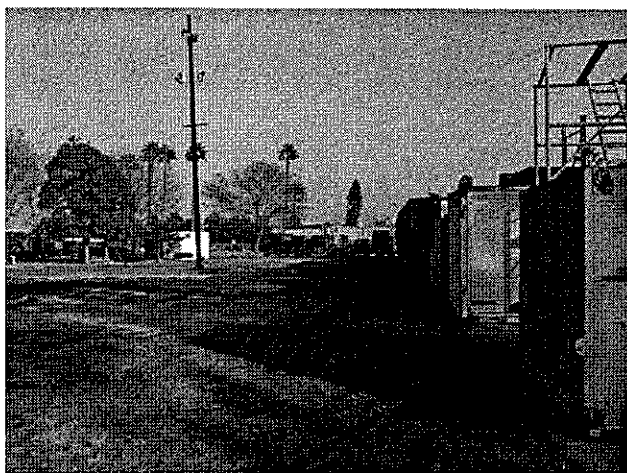
**Photograph E-8. Buildings #2 and #3 (NE)**



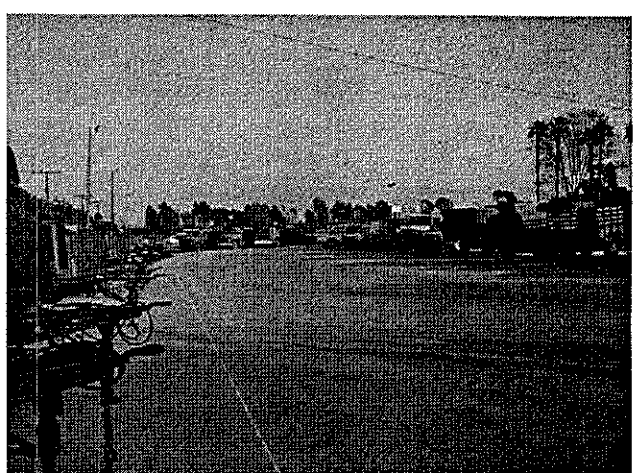
**Photograph E-9. View of Lawn to Vehicle Storage Area (N)**



**Photograph E-10. Property Boundary (E)**



**Photograph E-11. Lawn Area and Building #5 (E)**



**Photograph E-12. Vehicle Parking Area (E)**



**Photograph E-13. Rear Gate (N)**



**Photograph E-14. Battery Acid Room in Building #2**



**Photograph E-15. Historical Memorial (NW)**

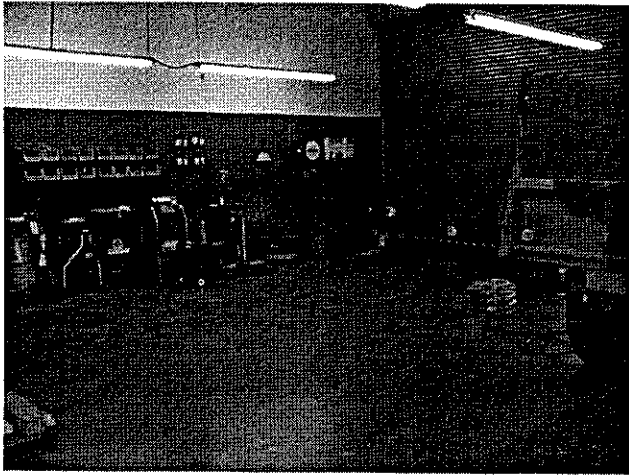


**Photograph E-16. Kitchen in Building #1**

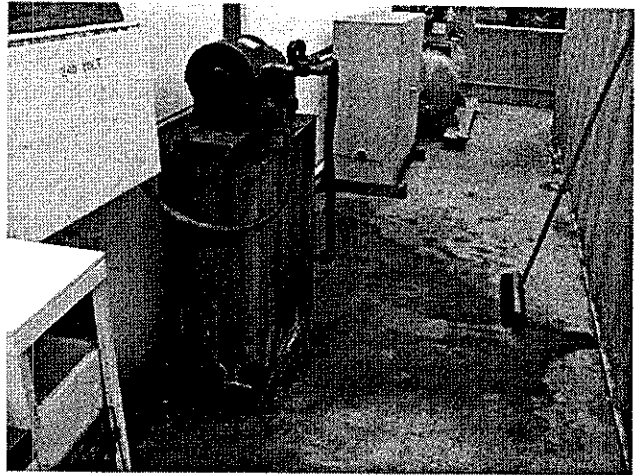


**Photograph E-17. Floor of Battery Room in Building #2**





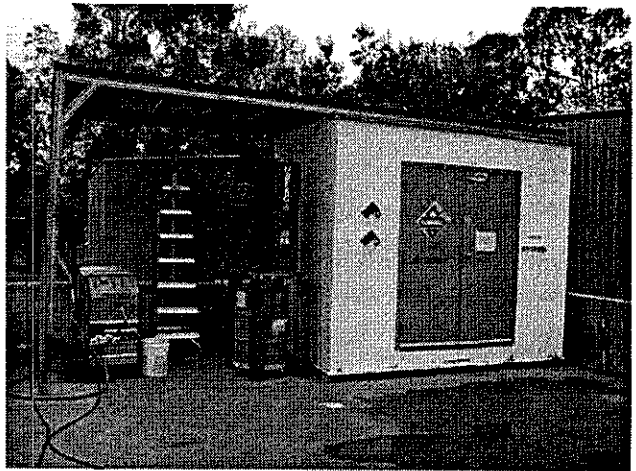
**Photograph E-18. Building #2 Vehicle Maintenance (NE)**



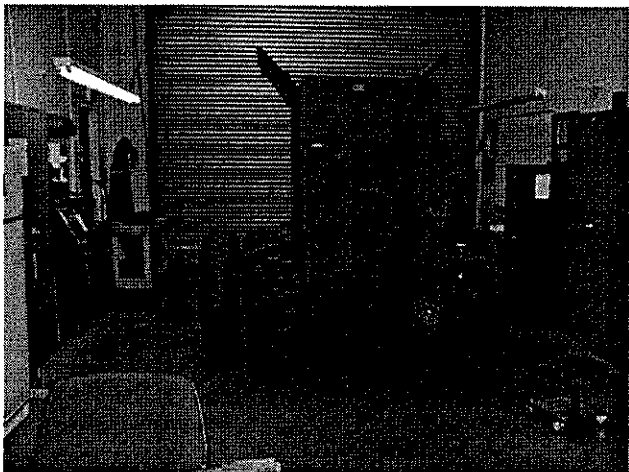
**Photograph E-19. Oil Stain Adjacent to Building #2 (S)**



**Photograph E-20. Building #2 Vehicle Maintenance (N)**



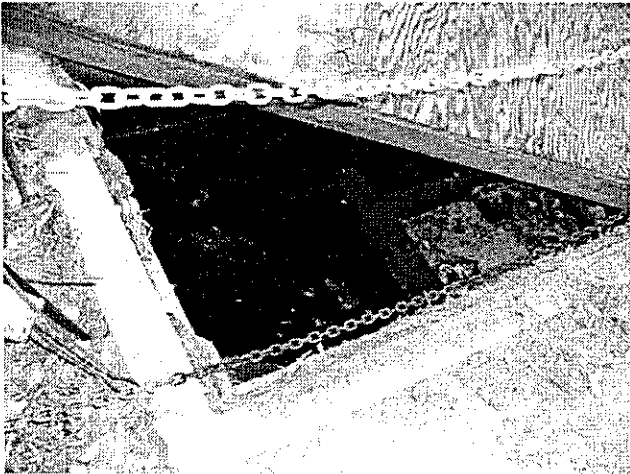
**Photograph E-21. POL and Corrosive Storage (W)**



**Photograph E-22. Building #2 Bay 3 (NE)**



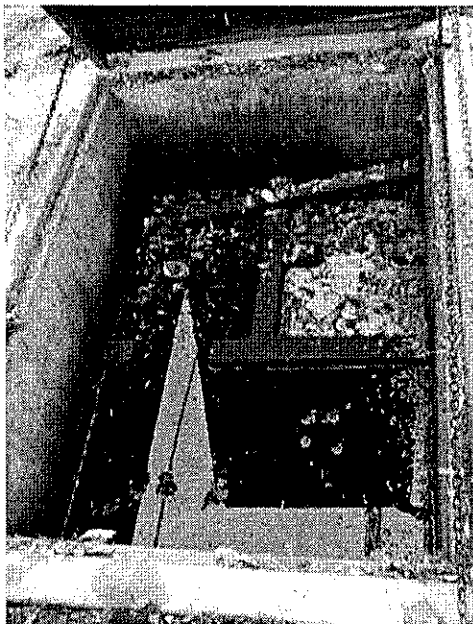
**Photograph E-23. OWS for Wash Rack (S)**



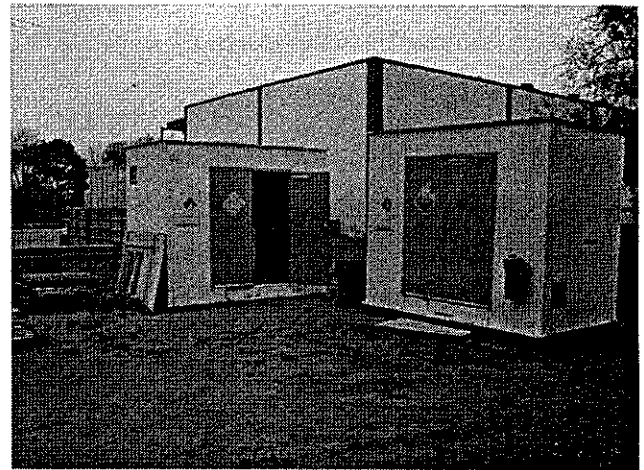
**Photograph E-24. OWS for Wash Rack**



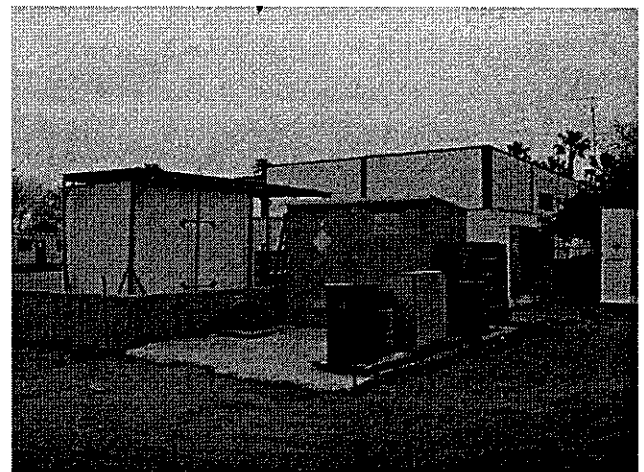
**Photograph E-25. Hydraulic Oil Stain in Concrete Adjacent to Building #2**



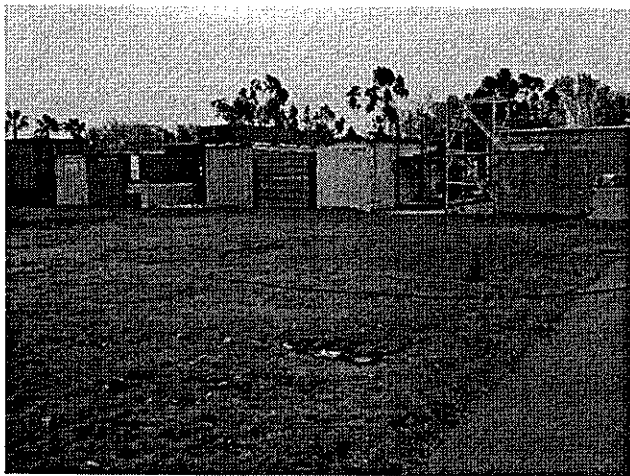
**Photograph E-26. OWS for Wash Rack**



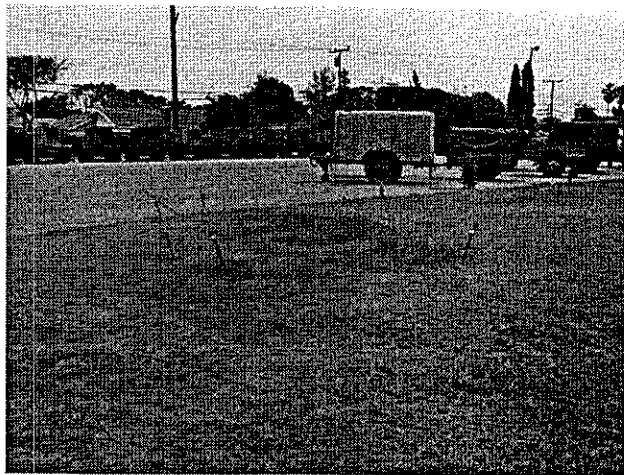
**Photograph E-27. Satellite Accumulation Points (E)**



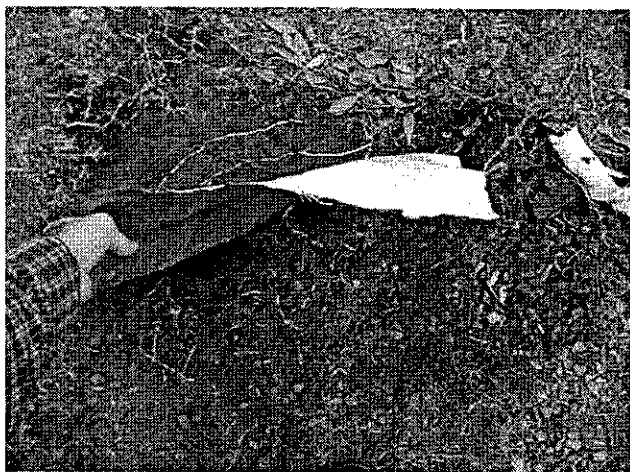
**Photograph E-28. Satellite Accumulation Points (E)**



**Photograph E-29. Old POL Storage Area and Storage Area (S)**



**Photograph E-30. Lawn and Storage Area (N)**



**Photograph E-31. Soils and Tarp Underneath Grass at Former POL Storage Area (N)**



**Photograph E-32. Oil Stain in Parking Lot**



**Photograph E-33. Former POL Storage Area**



**Photograph E-34. Lawn (SW)**



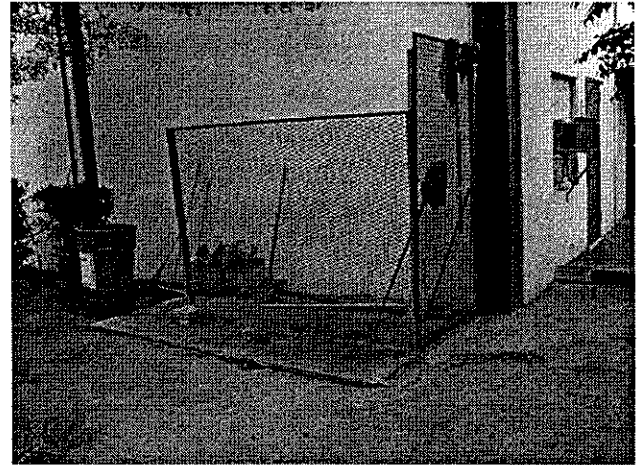
**Photograph E-35. Lawn and Vehicle Storage Area (NE)**



**Photograph E-36. Picnic Area Behind Buildings #1 and #2 (NE)**



**Photograph E-37. Entrance of Building #1 (W)**



**Photograph E-38. Mop and Bucket Cleaning Area in SE Part of Building #2**



**APPENDIX F**  
**LIST OF PREPARERS**

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## **LIST OF PREPARERS**

**John F. Whelpley, P.E.**

**Science Applications International Corporation**

Environmental Engineer (12 years of professional experience)

B.S., Mechanical Engineering, 1990

M.S., Environmental Engineering, 1997

Registered Professional Engineer in Virginia and Indiana

**Christopher Fontana, R.E.A.**

**Science Applications International Corporation**

Environmental Scientist (11 years of professional experience)

B.S., Biology, 1989

M.S., Environmental Pollution Control, 1993

California Registered Environmental Assessor (#07457)

**Carol Shashaty, C.E.I.**

**Science Applications International Corporation**

Environmental Scientist (5 years of professional experience)

B.S., Chemistry, 1997

Certified Environmental Inspector

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**APPENDIX G**  
**SUMMARY OF PHASE II EBS RESULTS**

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## SUMMARY OF PHASE II EBS RESULTS

The Regulatory Review Draft EBS (SAIC 2000) identified nine investigation areas where potential risks to human health or the environment may exist based on historical activities or past practices. The Phase II field investigation results for each investigation area are described below.

### ***1) Battery Room Floor Drain***

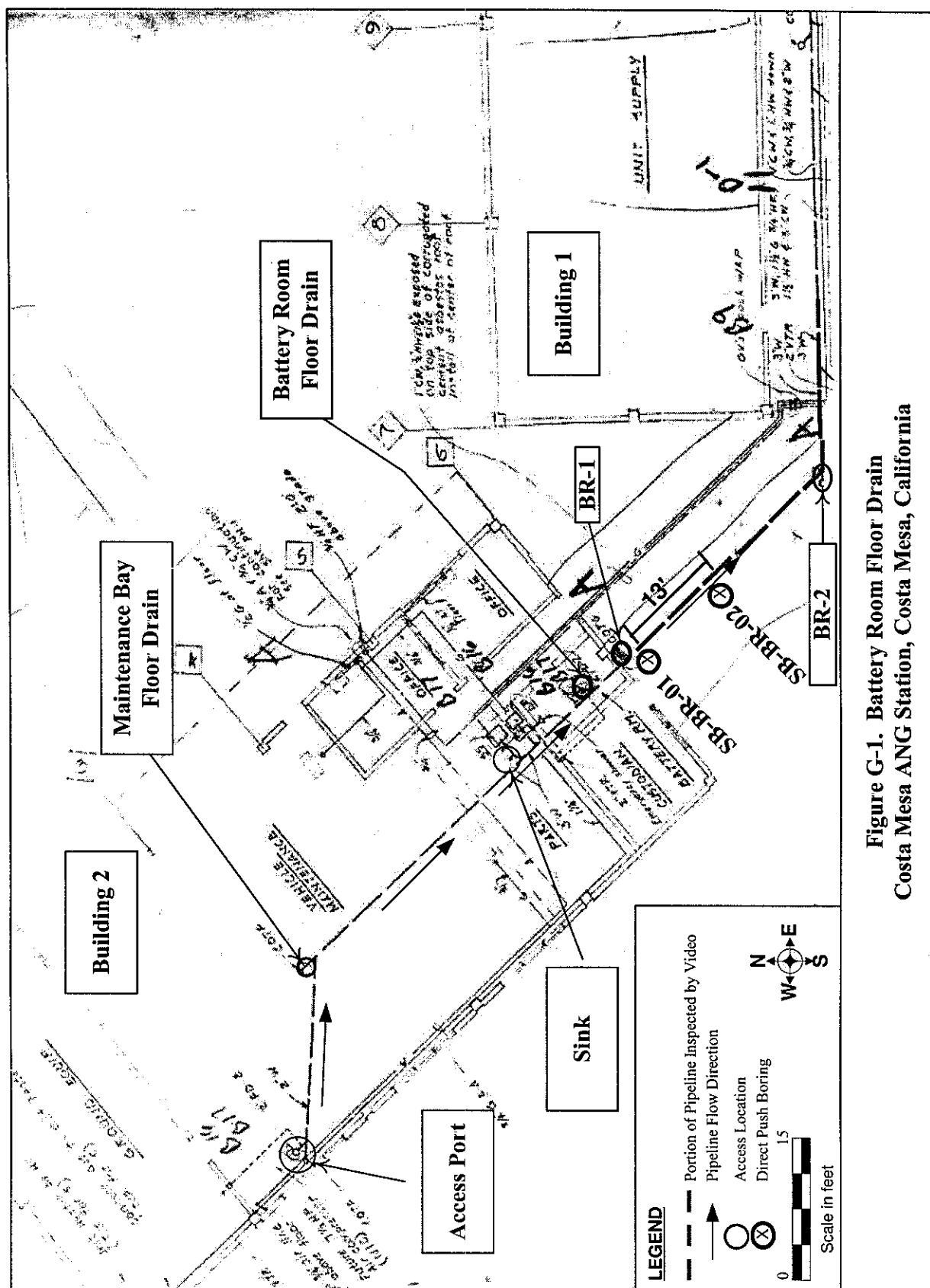
The sewerline video survey of the floor drain pipeline determined that the pipeline is intact and no significant breaks (i.e., greater than 1 inch long) were present. However, surficial corrosion and evidence of root intrusion were seen in the pipeline. Therefore, boring locations were selected to evaluate the floor drain corrosion (SB-BR-01) and root intrusion (SB-BR-02). The two 4-foot soil borings were advanced using a Geoprobe<sup>®</sup> and soil samples were collected immediately below the pipeline depth (2 to 4 feet BGS) for SVOCs and metals.

The location of the two borings (SB-BR-01 and SB-BR-02) are shown in Figure G-1. As shown in Table G-1, none of the detected compounds exceeded the residential PRGs.

### ***2) Outdoor Motor Pool Vehicle Lift***

Soil sampling at the two sump pit drains was conducted to determine if concentrations of contaminants are present above PRGs. Soil samples were collected directly beneath the drain because this location was anticipated to have the highest concentration of contaminants. After the debris that had accumulated over the drains was moved to the side, the Geoprobe<sup>®</sup> was used to reach the native soils beneath the 6-inch-diameter drains. One sample of the native soil was collected beneath each sump for SVOCs and TRPH.

As shown in Table G-2, elevated concentrations of petroleum hydrocarbons (up to 19,000 mg/kg TRPH) were detected in the subsurface soils. However, none of the detected compounds exceeded the associated residential PRGs. (There is no PRG standard for TRPH.) The location of the two borings (SB-VL-01 and SB-VL-02) are shown in Figure G-2.



**Table G-1. Battery Room Floor Drain Analytical Results  
Costa Mesa ANG Station, Costa Mesa, California**

Compound	SB-BR-01 (2 - 4 feet)	SB-BR-01 Dup (2 - 4 feet)	SB-BR-02 (2 - 4 feet)	SB-BR-02 Dup (2 - 4 feet)	Residential PRGs
<b>SVOC (mg/kg)</b>					
2,4,6-Trichlorophenol	1.2	NA	1.2	NA	44
<b>Metals (mg/kg)</b>					
Barium	46	47	58	48	5,400
Cadmium	1.8	1.8	1.9	1.8	9*
Chromium	28	25	27	26	210
Cobalt	5.2	5.2	5.6	5.2	4,700
Copper	8.6	10	7.4	7.8	2,900
Lead	15	15	33	15	400
Nickel	11	11	12	9.9	150*
Silver	<2	<2	35	<2	390
Vanadium	21	20	19	23	550
Zinc	22	26	21	22	23,000

\* California-modified PRG

NA – Not Applicable

Note: Only detected compounds shown.

**Table G-2. Outdoor Motor Pool Vehicle Lift Analytical Results  
Costa Mesa ANG Station, Costa Mesa, California**

Compound	SB-VL-01 (11 - 13 feet)	SB-VL-02 (12 - 14 feet)	Residential PRGs
<b>SVOC (mg/kg)</b>			
2,4,6-Trichlorophenol	1.1	1.1	44
<b>TRPH (mg/kg)</b>	19,000	1,200	NA

NA – Not Applicable

Note: Only detected compounds shown.

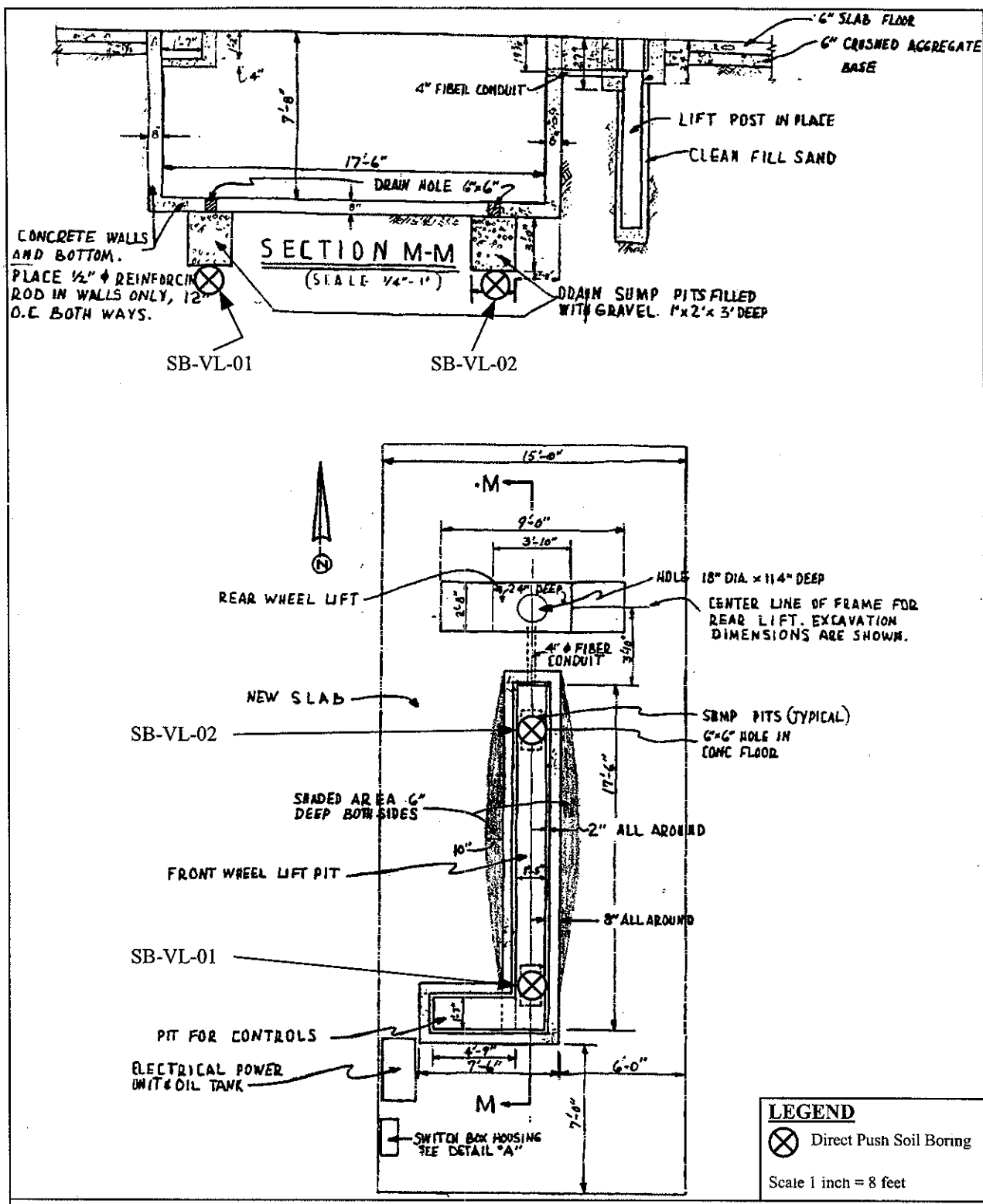


Figure G-2. Outdoor Motor Pool Vehicle Lift  
Costa Mesa ANG Station, Costa Mesa, California

### 3) Former POL Storage Area

Soil sampling at the former drum storage area and motor oil drain area evaluated the presence of residual contaminants as a result of spilled oils. Two 3-foot borings were advanced using a Geoprobe® in the drum storage area (SB-POL-01) and waste oil spill area (SB-POL-02). The drum storage area was covered with gravel and a plastic liner, whereas the waste oil spill area was covered with asphalt pavement. Soil samples were collected at the 2- to 3-foot BGS interval for SVOCs and TRPH.

As shown in Table G-3, 140 mg/kg of petroleum hydrocarbons were found in the former oil drain area. However, none of the detected compounds exceeded the residential PRGs. (There is no PRG standard for TRPH.) The location of the two borings (SB-POL-01 and SB-POL-02) are shown in Figure G-3.

**Table G-3. Former POL Storage Area Analytical Results  
Costa Mesa ANG Station, Costa Mesa, California**

Compound	SB-POL-01 (2 - 3 feet)	SB-POL-01 Dup (2 - 3 feet)	SB-POL-02 (2 - 3 feet)	Residential PRGs
SVOC (mg/kg)				
2,4,6-Trichlorophenol	1.1	1.1	1.3	44
TRPH (mg/kg)	<10	<10	140	NA

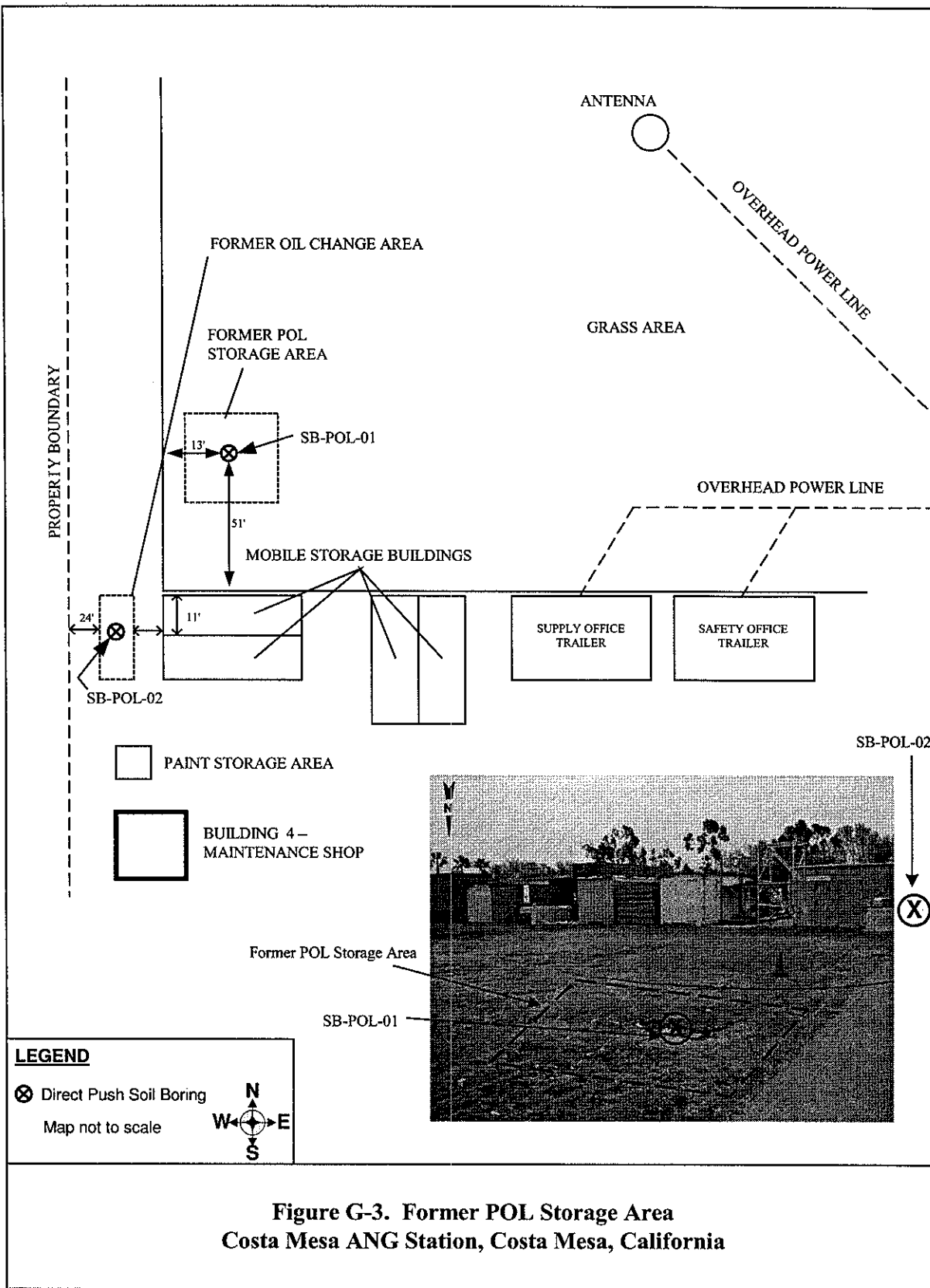
NA – Not Applicable

Note: Only detected compounds shown.

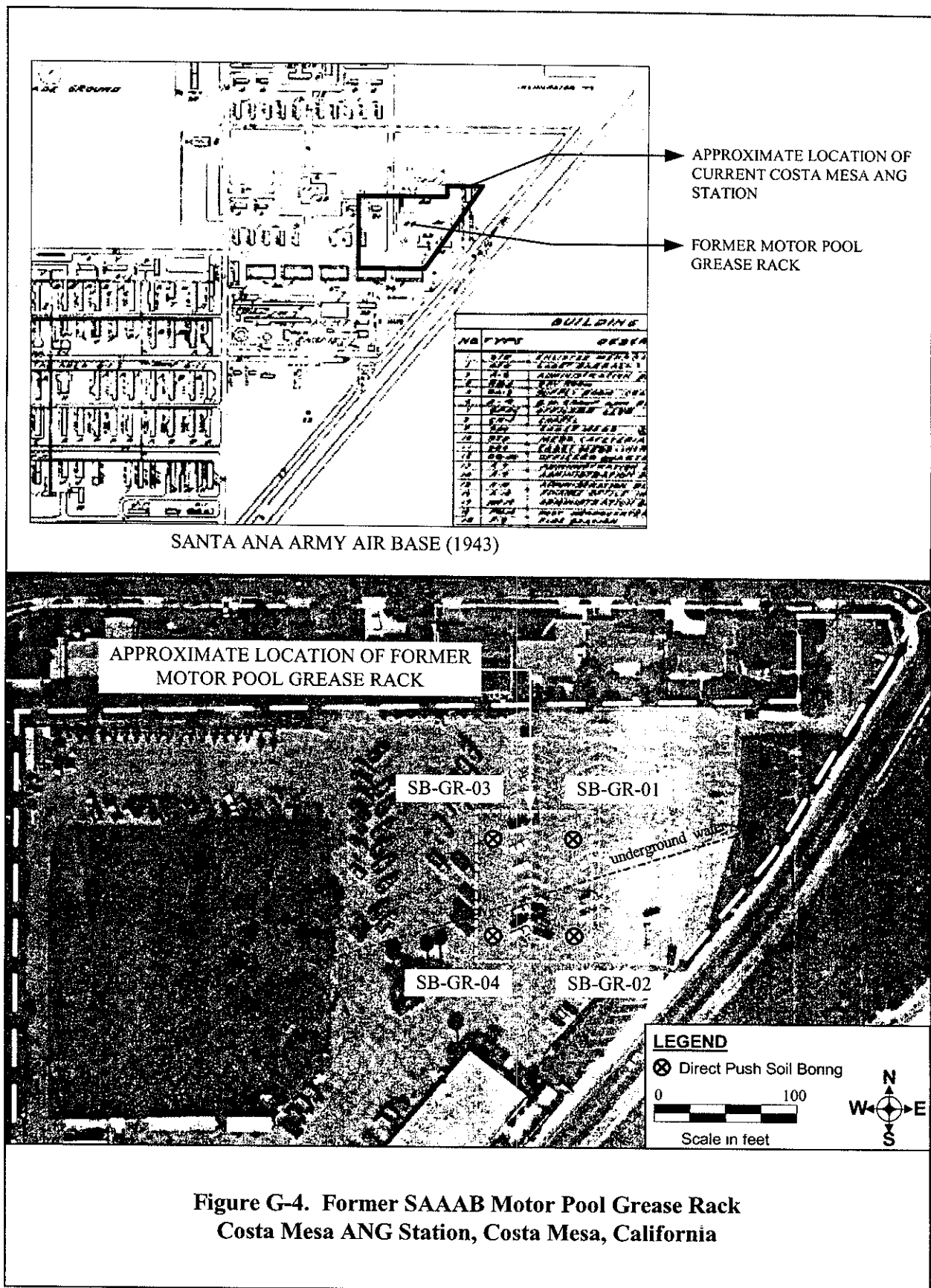
### 4) Former SAAAB Motor Pool Grease Rack

Soil sampling at the former grease rack evaluated the presence of residual contaminants as a result of spilled oils. (It is assumed that the bottom of the grease rack was 5 feet deep.) Four 8-foot soil borings were advanced using the Geoprobe® around the former grease rack. Soil samples were collected at the 2- to 4-foot and 6- to 8-foot BGS intervals for SVOCs and TRPH.

The location of the four borings (SB-GR-01 through SB-GR-04) are shown in Figure G-4. As shown in Table G-4, 90 mg/kg of petroleum hydrocarbons were detected in one of the borings. However, none of the detected compounds exceeded the residential PRGs. (There is no PRG standard for TRPH.)







**Table G-4. Former SAAAB Motor Pool Grease Rack Analytical Results  
Costa Mesa ANG Station, Costa Mesa, California**

Compound	SB-GR-01 (2 - 4 feet)	SB-GR-01 Dup (2 - 4 feet)	SB-GR-01 (6 - 8 feet)	SB-GR-02 (2 - 4 feet)	SB-GR-02 (6 - 8 feet)	SB-GR-03 (2 - 4 feet)	SB-GR-03 (6 - 8 feet)	SB-GR-04 (2 - 4 feet)	SB-GR-04 (6 - 8 feet)	Residential PRGs
SVOCs (mg/kg)										
2,4,6-Trichlorophenol	13	14	11	14	13	13	12	<10	14	44
TRPH (mg/kg)	<10	90	<10	<10	<10	<10	<10	<10	<10	NA

Note: Only detected compounds shown.

## **5) Wash Rack OWS**

Surface soil sampling around the OWS was used to determine if oils have overflowed the separator during rain events. Two surface soil samples were collected for SVOCs and TRPH at the edge of the OWS. An inspection of the OWS interior also was used to determine the integrity of the walls. Because deterioration of the OWS was identified, soil sampling was performed adjacent to the OWS using a Geoprobe<sup>®</sup> for SVOCs and TRPH. Soil samples were collected at the 4- to 6-foot (SB-OWS-01) and 5- to 7-foot (SB-OWS-02) intervals.

The locations of the two surface soil samples (SS-OWS-01 and SS-OWS-02) and two soil borings (SB-OWS-01 and SB-OWS-02) are shown in Figure G-5. As shown in Table G-5, up to 1,500 mg/kg of petroleum hydrocarbons were found in the surrounding soils. In addition, six SVOCs (benzo[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, chrysene, and indeno[1,2,3-cd]pyrene) exceeded the associated residential PRGs in the two surface soil samples. Four SVOCs (benzo[a]anthracene, benzo[b]fluoranthene, benzo[a]fluoranthene, and indeno[1,2,3-cd]pyrene) also exceeded the associated industrial PRGs.

## **6) Diesel Refueler Spill**

Approximately 10 gallons of diesel fuel were spilled from a refueler in the parking lot in 1995. A visual and PID inspection was conducted to evaluate if residual contamination exists in the surface soils. Because evidence of contamination was found (i.e., PID readings greater than background), three surface soil samples were collected near the highest PID readings for SVOCs and TRPH.

As shown in Table G-6, up to 1,200 mg/kg of petroleum hydrocarbons were detected in the surface soils. In addition, one SVOC (benzo[a]pyrene) exceeded the residential and industrial PRGs in SS-DS-01. The locations of the three surface soil samples (SS-DS-01 through SS-DS-03) are shown in Figure G-6.

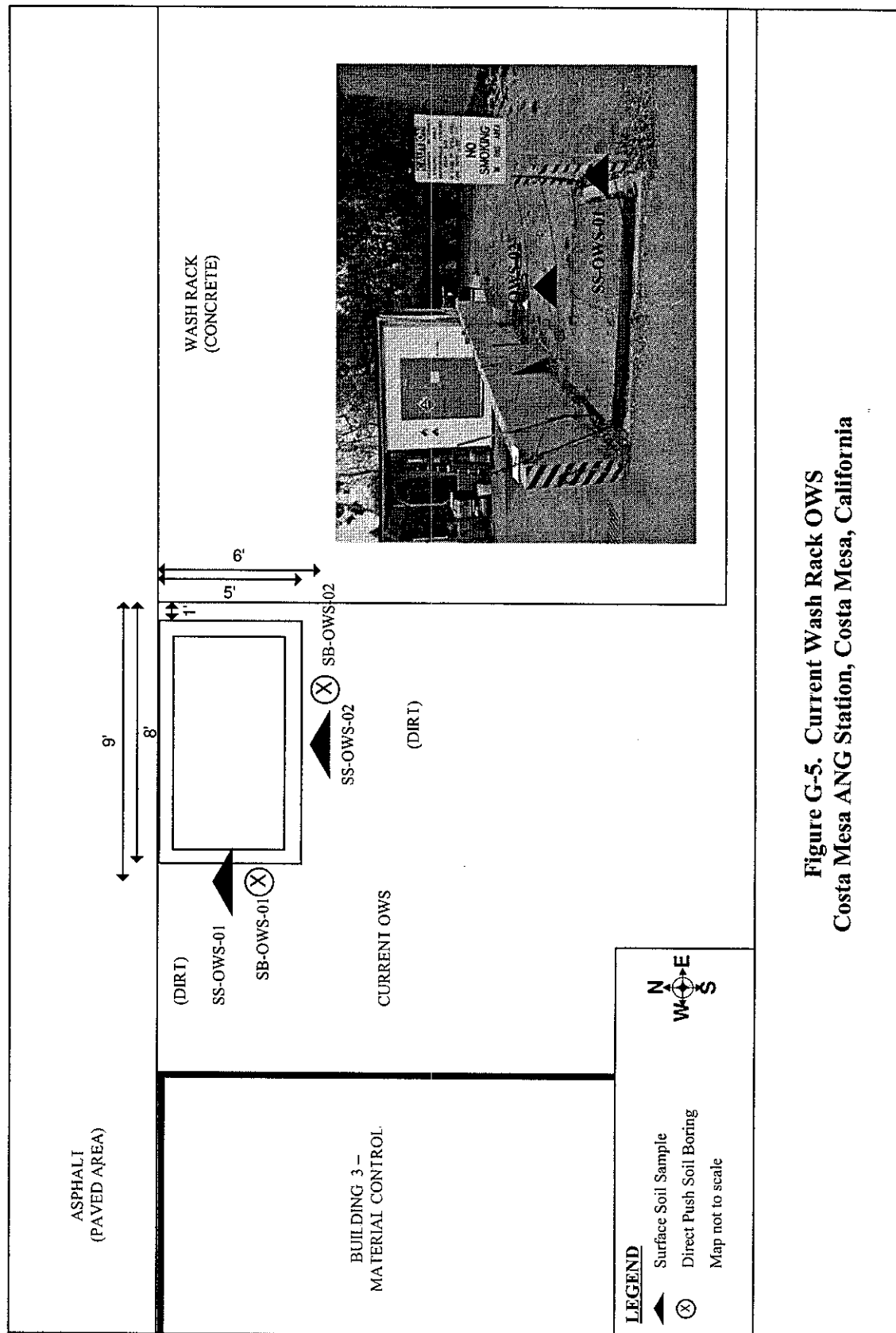


Figure G-5. Current Wash Rack OWS  
Costa Mesa ANG Station, Costa Mesa, California

**Table G-5. Wash Rack OWS Analytical Results  
Costa Mesa ANG Station, Costa Mesa, California**

Compound	SS-OWS-01 (0 - 1 foot)	SB-OWS-01 (4 - 6 feet)	SS-OWS-02 (0 - 1 foot)	SB-OWS-02 (5 - 7 feet)	Residential PRGs	Industrial PRGs
<b>SVOCs (mg/kg)</b>						
Pyrene	30	<0.3	3.4	<0.3	2,300	54,000
Anthracene	<3.0	<0.3	0.3	<0.3	22,000	100,000
Benzo(a)anthracene	<b>9.6</b>	<0.3	<b>1.0</b>	<0.3	0.62	2.9
Benzo(b)fluoranthene	<b>14</b>	<0.3	<b>1.7</b>	<0.3	0.62	2.9
2,4,6-Trichlorophenol	<10	1.2	<1.0	1.2	44	220
Benzo(k)fluoranthene	<b>8.2</b>	<0.3	<b>0.76</b>	<0.3	0.61*	290
Benzo(g,h,i)perylene	6.3	<0.3	0.84	<0.3	NA	NA
Benzo(a)pyrene	<b>11</b>	<0.3	<b>1.3</b>	<0.3	0.062	0.29
Bis(2-ethylhexyl)phthalate	<3.0	<0.3	0.64	<0.3	35	180
Chrysene	<b>15</b>	<0.3	1.8	<0.3	6.1*	2,900
Fluoranthene	27	<0.3	2.9	<0.3	2,300	30,000
Indeno(1,2,3-cd)pyrene	<b>8.1</b>	<0.3	<b>1.0</b>	<0.3	0.62	2.9
Phenanthrene	21	<0.3	2.3	<0.3	NA	NA
<b>TRPH (mg/kg)</b>	880	1,500	570	<10	NA	NA

\* California-modified PRG

**Bolded** numbers exceed residential PRGs

NA – Not Applicable

Note: Only detected compounds shown.

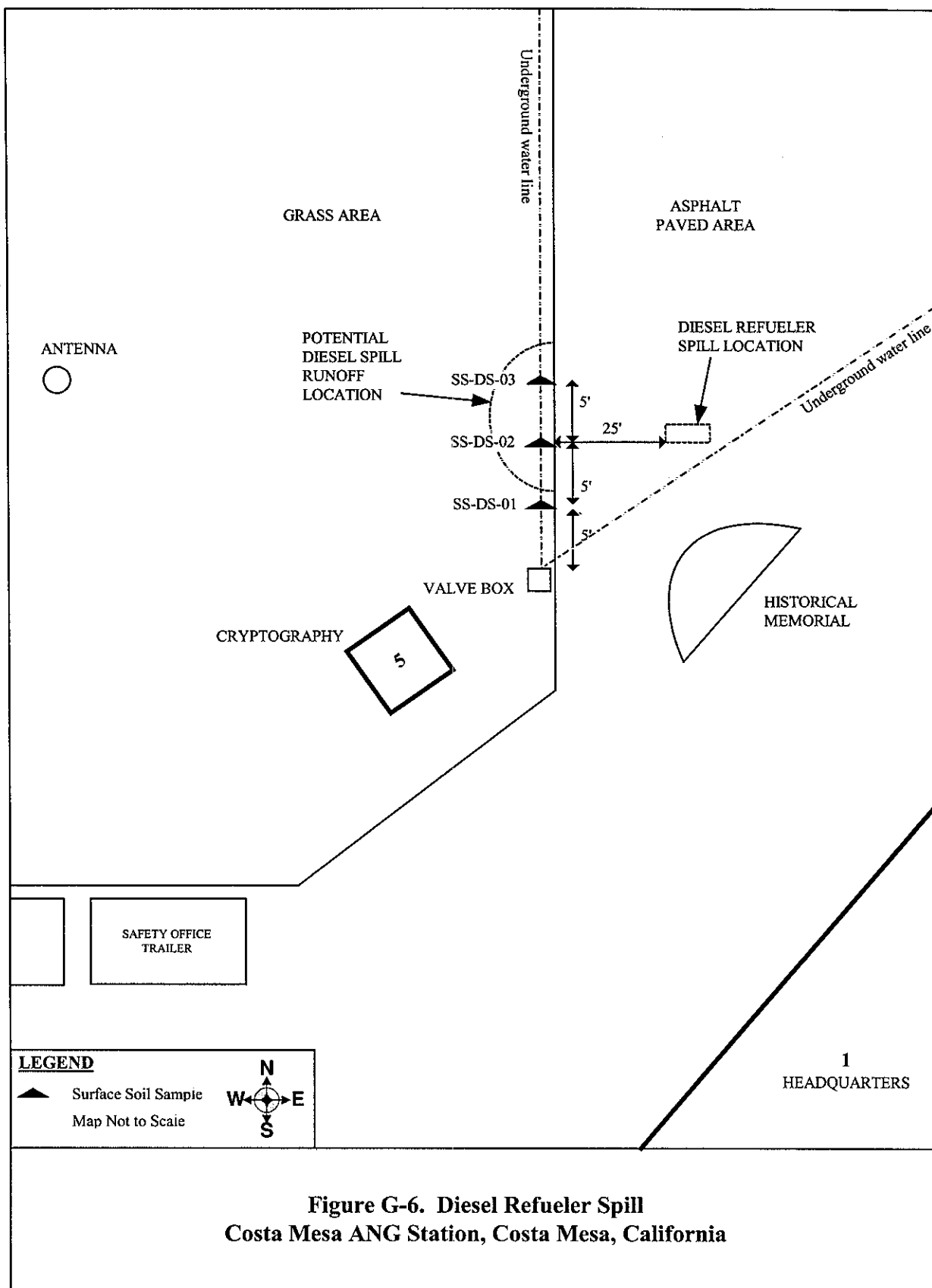
**Table G-6. Diesel Refueler Spill Analytical Results  
Costa Mesa ANG Station, Costa Mesa, California**

Compound	SS-DS-01 (0 - 1 foot)	SS-DS-02 (0 - 1 foot)	SS-DS-03 (0 - 1 foot)	Residential PRGs	Industrial PRGs
<b>SVOCs (mg/kg)</b>					
Pyrene	0.98	0.77	<3	2,300	54,000
Benzo(b)fluoranthene	0.46	0.36	<3	0.62	2.9
Benzo(a)pyrene	<b>0.35</b>	<0.3	<3	0.062	0.29
Benzo(2-ethylhexyl)phthalate	0.41	<0.3	<3	35	180
Chrysene	0.53	0.39	<3	6.1*	2,900
Fluoranthene	1.0	0.69	<3	2,300	30,000
Phenanthrene	0.74	0.49	<3	NA	NA
2,4,6-Trichlorophenol	1.2	1.1	<10	44	220
<b>TRPH (mg/kg)</b>	1,200	240	740	NA	NA

\* California-modified PRG

**Bolded** number exceed residential PRGs

Note: Only detected compounds shown.



## 7) Background Groundwater Sampling

A limited groundwater investigation was conducted to determine if potential offsite source areas (i.e., the nearby closed solid waste landfill [Newport Avenue Station #1] and service station LUSTs to the northeast [Chevron, Exxon, and Sanderson]) have affected the Station. Groundwater is present at approximately 40 feet BGS and moves in a southwesterly direction. Thus, the Station is downgradient from the closed landfill and service station LUSTs. The stainless steel well screens were set between 40 and 50 feet BGS and groundwater samples were collected from four sampling points for VOCs.

As shown in Table G-7, up to 32 µg/L of toluene was detected in the groundwater and one chlorinated solvent (trichloroethene) exceeded the tap water PRG. The locations of the four groundwater wells (GW-BK-01 through GW-BK-04) are shown in Figure G-7.

**Table G-7. Background Groundwater Sampling Analytical Results  
Costa Mesa ANG Station, Costa Mesa, California**

Compound	GW-BK-01	GW-BK-01 Dup	GW-BK-02	GW-BK-03	GW-BK-04	Tap Water PRGs
Screened Interval	40 - 44 feet BGS	40 - 44 feet BGS	44 - 48 feet BGS	44 - 48 feet BGS	46 - 50 feet BGS	
VOCs (µg/L)						
Toluene	32	21	<5	<5	<5	720
Trichloroethene	<b>6.5</b>	<b>7.2</b>	<b>6.7*</b>	<b>8.8</b>	<b>6.6</b>	1.6

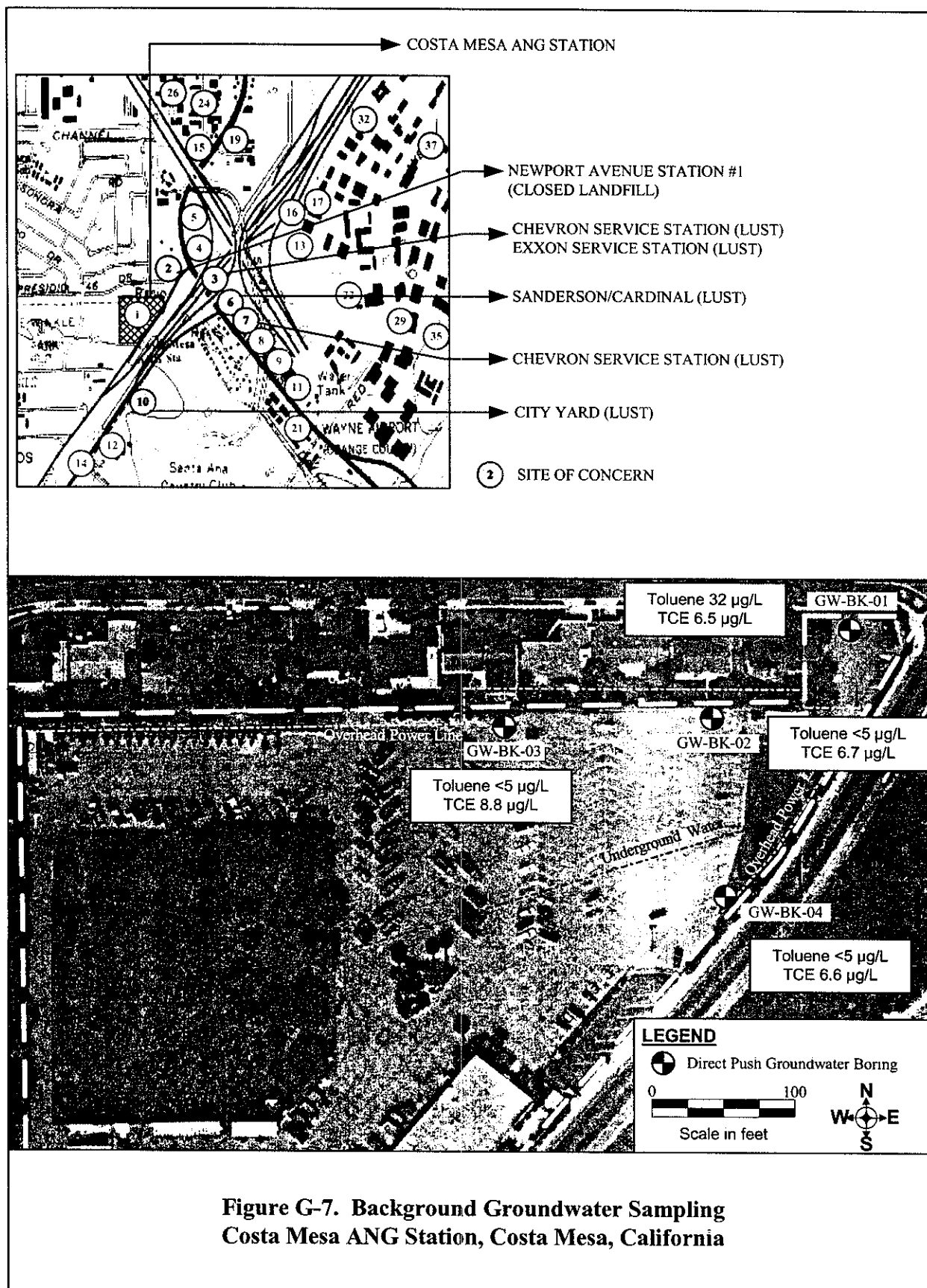
\* 16 µg/L of TCE detected in matrix spike sample.

**Bolded** numbers exceeded tap water PRGs.

Note: Only detected compounds shown.

## 8) Lead-based Paint Sampling

Paint samples were collected to determine if concentrations of lead are present on the interior building walls greater than action levels. The following discrete paint samples were collected: eight from Building 1, four from Building 2, two from Building 4, and two from Building 5. The paint samples from within each building were composited into one sample and analyzed for lead.





As shown in Table G-8, lead paint was detected in each building at concentrations from 38 to 2,200 mg/kg. Buildings 1, 2, and 4 exceed the State of California lead action level for child-occupied facilities of 255 mg/kg. The discrete sampling points for each composite sample (PS-B1-01, PS-B2-01, PS-B4-01, and PS-B5-01) are shown in Figure G-8.

### 9) Hydraulic Fluid Spill

Approximately 10 gallons of hydraulic fluid leaked from the outdoor vehicle lift pump and onto the concrete near a 5-foot-long crack. Station personnel used a circular concrete cutter to remove the overlying concrete in the vicinity of the crack. A sample of the underlying soils then was collected for SVOCs.

As shown in Table G-9, none of the detected compounds exceeded residential PRGs. The location of the soil sample (SS-HFS-01) is shown in Figure G-9.

**Table G-8. Lead-based Paint Chip Sampling Analytical Results  
Costa Mesa ANG Station, Costa Mesa, California**

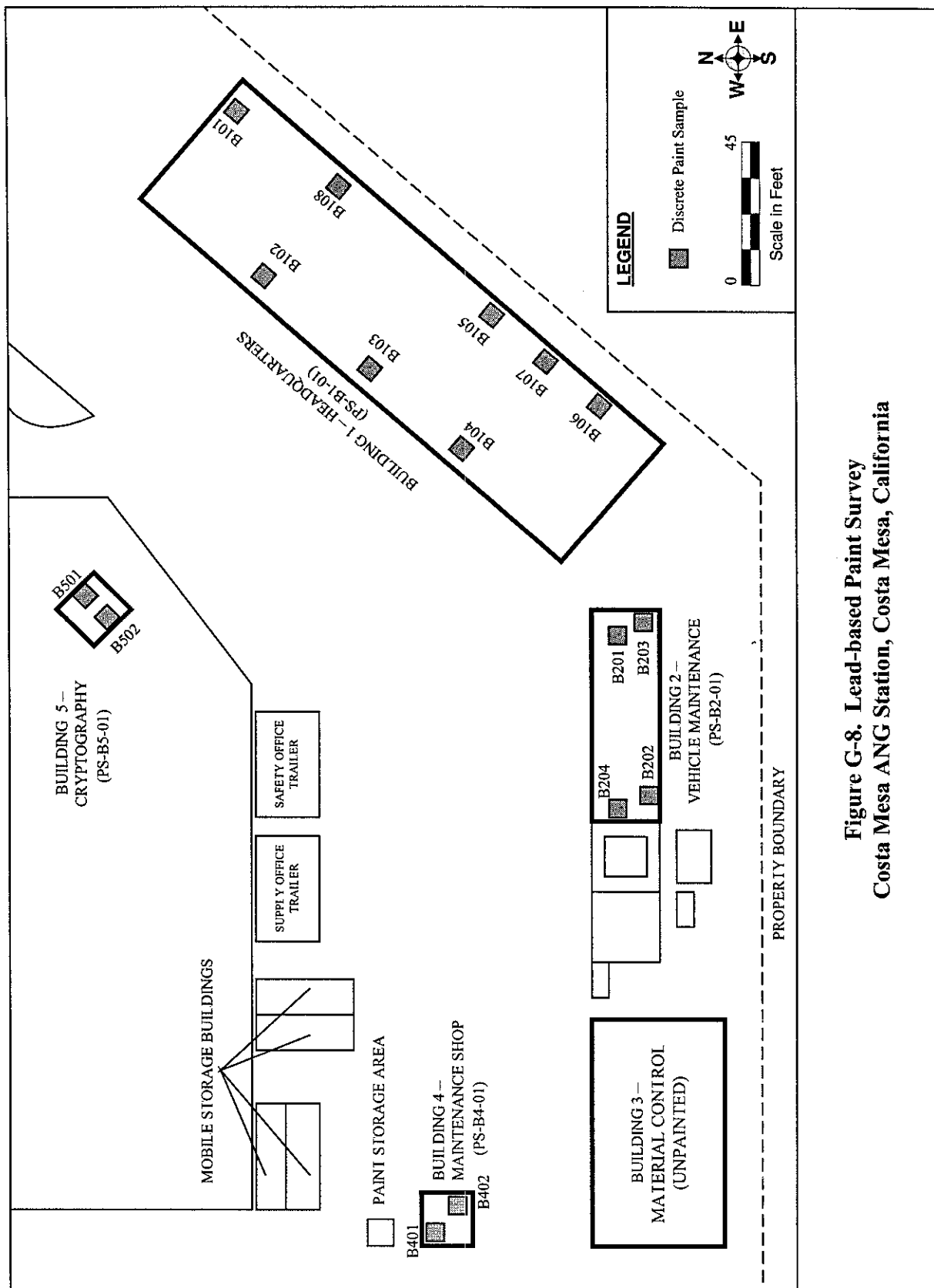
Compound	PS-B1-01	PS-B1-01 Dup	PS-B2-01	PS-B4-01	PS-B5-01
Lead (mg/kg)	1,700	1,900	2,200	790	38

Note: The State of California lead action level for child-occupied facilities is 255 mg/kg.

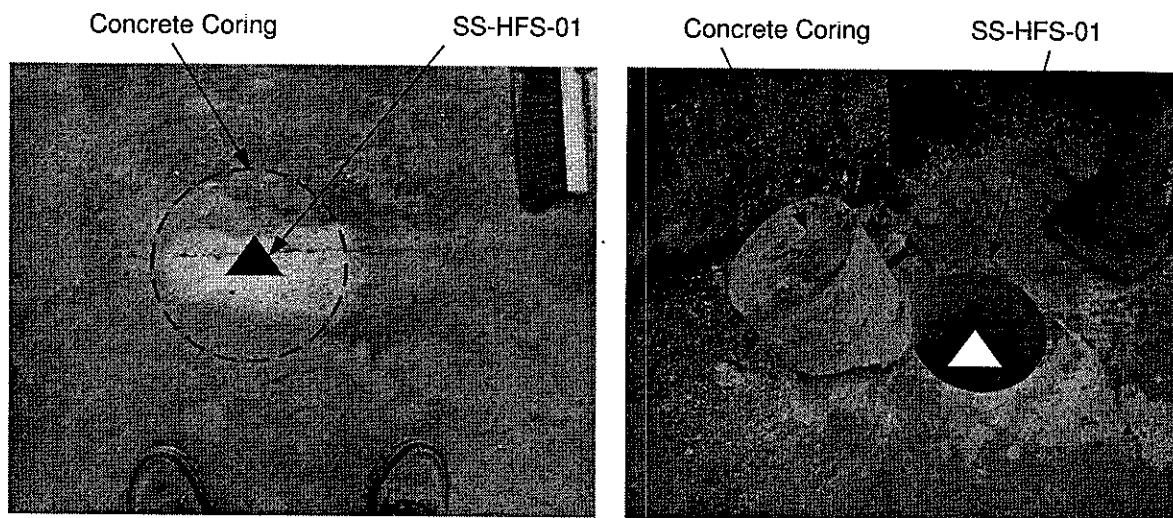
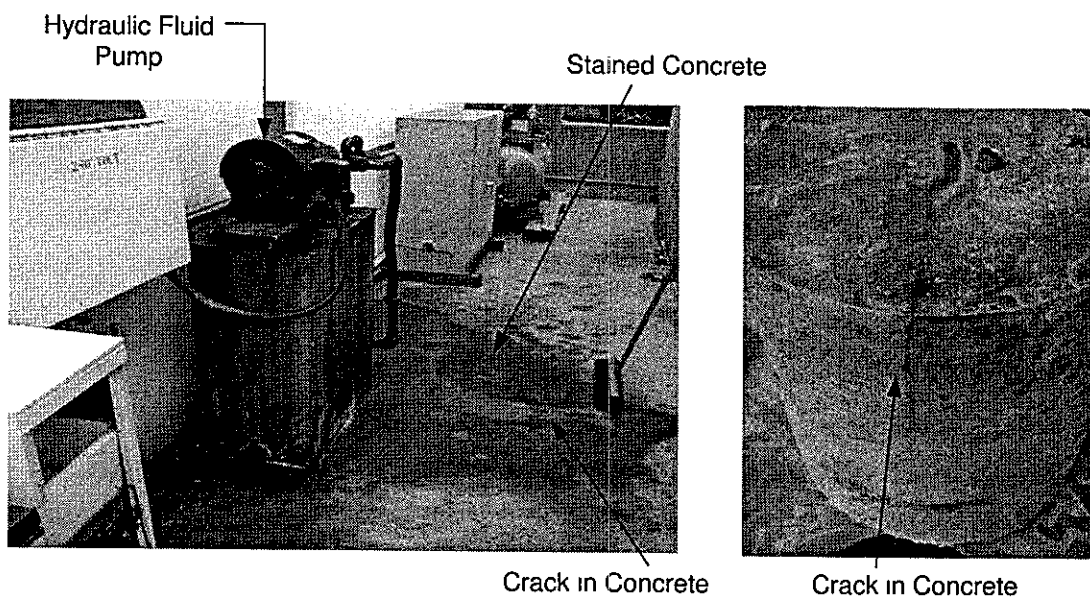
**Table G-9. Hydraulic Fluid Spill Analytical Results  
Costa Mesa ANG Station, Costa Mesa, California**

Compound	SS-HFS-01	Residential PRGs
SVOC (mg/kg)		
2,4,6-Trichlorophenol	1.2	44

Note: Only detected compounds shown.



**Figure G-8. Lead-based Paint Survey  
Costa Mesa ANG Station, Costa Mesa, California**



**Figure G-9. Hydraulic Fluid Spill Sampling  
Costa Mesa ANG Station, Costa Mesa, California**

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**APPENDIX H**  
**LETTERS TO AND FROM ORANGE COUNTY**  
**ON UST REMOVAL**

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DCN: Costa Mesa 3 09648  
Title: Closure Assessment Report  
Submittal  
ARF  
15 Apr 1993

April 15, 1993

Ms. Arghavan Rashidi-Fard  
Hazardous Waste Specialist  
Environmental Health  
Orange County Health Care Agency  
2009 Edinger Avenue  
Santa Ana, California 92705

Subject: Closure Assessment Report  
California Air National Guard Station, Costa Mesa  
OCHCA Case #92UT101



Dear Ms. Rashidi-Fard:

Advanced Sciences, Inc. (ASI), is pleased to present the enclosed Closure Assessment Report for the California Air National Guard Station in Costa Mesa, California. This report presents results of a site assessment conducted at the site in September and October 1992 and of soil remediation conducted at the site in December 1992. Excavated soil was transported to CleanSoils, Inc., under signed Nonhazardous Waste Data forms. ASI will forward signed copies of these forms to the Orange County Health Care Agency (OCHCA) upon receipt from CleanSoils, Inc.

Based upon the results of the closure assessment and soil remediation activities and on behalf of the California Air National Guard, regulatory case closure is requested from OCHCA and the Santa Ana Regional Water Quality Control Board. If you have any questions, please contact Mr. Joe Hawk at (615) 483-1274 or me at (619) 560-8552.

Sincerely,

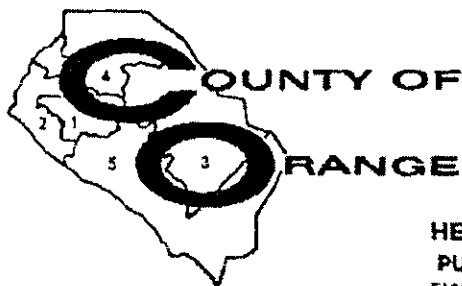
Advanced Sciences, Inc.

Leonard D. Sinfield, R.G.#5503  
Senior Geologist

Enclosure: Closure Assessment Report

cc: Ken Williams, Santa Ana Regional Water Quality Control Board  
Michael Frey, ANGRC  
Thomas Cady, HAZWRAP  
File 9750.K11.D

4909 Murphy Canyon Road, Suite 500 San Diego, CA 92123-4301 (619) 560-8552 FAX (619) 560-8538



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DEPUTY DIRECTOR

HEALTH CARE AGENCY  
PUBLIC HEALTH SERVICES  
ENVIRONMENTAL HEALTH DIVISION  
2009 E. EDINGER AVENUE  
SANTA ANA, CALIFORNIA 92706  
(714) 667-3700

June 21, 1993

Captain Alan C. Dorward  
Group Environmental Manager  
California Air National Guard  
HQ 162nd Combat Communication Group  
Civil Engineering  
3900 Roseville Road  
North Highlands, CA 95660-5794

Subject: Completion of Corrective Action

Re: Costa Mesa Air National Guard  
2651 Newport Avenue  
Costa Mesa, CA 92626  
O.C.H.C.A. Case #92UT101

Dear Captain Dorward:

This letter confirms the completion of corrective action at the above site. With the provision that the information provided to this Agency was accurate and representative of existing conditions, it is the position of this office that no further action is required at this time.

Please be advised that this letter does not relieve you of any liability under the California Health and Safety Code or Water Code for past, present or future operations at the site. Nor does it relieve you of the responsibility to clean up existing, additional or previously unidentified conditions at the site which cause or threaten to cause pollution or nuisance or otherwise pose a threat to water quality or public health.

Additionally, be advised that changes in the present or proposed use of the site may require further site characterization and mitigation activity. It is the property owner's responsibility to notify this Agency of any changes in report content, future contamination findings or site usage.

If you have any questions regarding this matter, please contact Arghavan Rashidi-Fard at (714) 667-3713.

Very truly yours,

Jack Miller, REHS  
Program Manager  
Hazardous Materials Mitigation Section  
Environmental Health Division

JM:AR:cr

cc: Sandy L. Malos, State Water Resources Control Board  
Ken Williams, Santa Ana Regional Water Quality Control Board  
Costa Mesa Fire Department  
Larry Honeybourne, Water Quality Section, Environmental Health Division



**APPENDIX I**

**RESPONSE TO COMMENTS FROM DTSC  
ON REGULATORY REVIEW DRAFT EBS**

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**RESPONSE TO CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL ON  
REGULATORY REVIEW DRAFT ENVIRONMENTAL BASELINE SURVEY**

**Costa Mesa Air National Guard Station  
Costa Mesa, California**

Comment #	Location	California DTSC Comment	Response
General	General Comments	The Department of Toxic Substances Control (DTSC) is providing comments regarding only the Costa Mesa Air National Guard Station (CMANG) as identified in this report by being composed of two parcels (Lot 141-342-37) and (Lot 141-342-42) comprising 8.05 acres as shown in Figures 1-3, 3-3 and 3-4. Our comments are specific to this station only and not the former Santa Ana Army Base property which comprises a 1,300-acre property.	Will add text in Section 1.3 to mention the adjacent 1,300-acre Santa Ana Army Base property and state that SAAB is not included in this EBS.
1-1	Executive Summary ES-1	The report indicates that the 222nd Combat Communications Squadron is moving to El Toro Marine Corps Air Station, and the property will be released through General Services Administration. Please provide approximate dates for the move and the transfer.	Approximate move dates are not known at this time. However, according to the California ANG, demolition, rehabilitation, and construction is expected to begin in FY2002 with a move date in FY2003.
1-2	Executive Summary ES-1	The report was conducted in compliance with U.S. Air Force policy requirements of Environmental Baseline Surveys in Real Estate Transaction and the commercial guidelines of Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Please provide publication dates for these two documents and where copies may be obtained.	The ASTM guidelines of E1527-00 were most recently published on July 2000. Copies may be ordered directly from ASTM at <a href="http://www.astm.org">www.astm.org</a> . The Air Force requirements of AFI 32-7066 were most recently published in April 1994. Copies may be obtained from AFCEE.
1-3	Executive Summary ES-1	Please add Section-6 after "The facility Matrix..." for clarification purposes.	The Executive Summary is designed to be a "stand-alone" document.

Comment #	Location	California DTSC Comment	Response
2	Section 1.2 Proposed Use of Property	If the property will be released through the GSA, it is important to know what is the intended use of the property. Discussions with local land use authorities and other locally affected parties may be needed to make assumptions about future land use. Will the buildings be demolished or reused? These information are required prior to approving the EBS. Also, please identify a local reuse agency that was involved in the preparation of this report and/or has interest in this property.	After transfer to the GSA, the definite future land use is not known at this time. However, the EBS attempts to identify any future human or environmental health risks which may occur in various scenarios.
3	Section 2.4 Personnel Interview	Table 2-2 consists of a list of the personnel interviewed. Please edit this table to exclude Mr. Isaac Hirbawi and any other personnel on this list that do not have any history regarding this facility, as they may be involved with the cleanup program yet are not members of the facility staff.	Mr. Isaac Hirbawi was included on the list because he has prior knowledge of Costa Mesa ANG Station and was able to provide information on California DTSC actions at the Station. Typically, regulatory personnel who provide such information are included in the interview list as part of the ASTM-required "data trail".
4	Section 3.1 Historical and Current Land Use	The U.S. Army acquired the 1,300-acre property in 1941 (Ref. Figure 3-1) for the purpose of constructing the Santa Ana Army Air Base. Air Base operations took place for years prior to the 1960s when urbanization began. The report only discusses the CMANG area and not the complete parcel. Air Force Guidance AFI 32-7066, Section 2.1.1.1 specifies that in the case of disposal by deed, the review of prior ownership or user that could have reasonably contributed to an environmental concern, at a minimum cover the preceding 60 years. More information on the usage and disposal of hazardous materials of the entire 1,300-acre facility prior to 1964 affecting the CMANG parcels should be provided.	Section 3.1 only provides information on the subject property (i.e., the 8-acre Station). Historical information on the subject property included interviews with former SAAAB personnel, historical aerial photographs, historical topographs, World War II site plans, etc. Potentially hazardous historical activities that occurred within the subject parcel (e.g., the SAAAB motor pool) were identified as areas of concern. Historical activities in the surrounding property which could affect the Station (e.g., other parts of the Former Santa Ana Army Air Base) are included in Section 4.

Comment #	Location	California DTSC Comment	Response
5	Section 3.2.6 Groundwater	<p>The second paragraph of this section discusses the water quality in the unconfined aquifer as being of poor quality due to saltwater intrusion and is not being used as a drinking water source. It also states that "releases of hazardous substances to the surficial aquifer would likely not create a human health risk". This sentence should be deleted since the Regional Water Quality Control Board has not designated this aquifer as non-beneficial use and a human health risk assessment has not been performed, therefore it is premature to make this determination. Also, Air Force Guidance AFI 32-7066, Section 2.1.1.3 specifies that if no record exists, samples should be collected to determine the drinking water quality and the quality of water supply sources (surface water and groundwater) on the subject property.</p>	<p>Will add groundwater sampling results from the Phase II EBS in an appendix.</p> <p>Because the surficial aquifer is not used as a drinking water source and would not be used as a drinking water source in the future, the Preliminary Assessment draws the conclusion that there is likely no human health risk. However, to prevent confusion, will delete this sentence.</p>
6	Section 3.3.2 Hazardous and Petroleum Wastes	<p>The first paragraph mentions that it is unknown how hazardous materials were handled and disposed of while the Santa Ana Army Air Base motor pool was at this location. Sampling of this area should be performed to determine if a hazardous substance release occurred at this location under operations of the Army Base motor pool.</p>	<p>The survey team conducted a search of historical documents at the Costa Mesa Historical Society, historical aerial photos, and interviews with former SAAAB personnel. Specific data on volumes and management of hazardous and petroleum wastes were not found. Sampling recommendations at the SAAAB motor pool are discussed in the response to comment 16d.</p>

Comment #	Location	California DTSC Comment	Response
7	Section 3.3.3 Installation Restoration Program Site	<p>This section discusses the Preliminary Assessment (PA) that was conducted in 1990 at this facility. DTSC reviewed the PA and recommended sampling for some areas. Please delete or rephrase the last two sentences of this paragraph "However, no sites were identified as exhibiting the potential for contaminant migration presence and migration. Therefore, no further activities under the IRP were conducted", due to lack of sampling data. DTSC previously reviewed an Installation Restoration Program Preliminary Assessment (PA) dated December 1990 and submitted comments on August 8, 1991. The PA was the last document DTSC received regarding this facility.</p> <p>According to information presented in the PA, the facility used and stored hazardous materials and generated small amounts of hazardous wastes during its vehicle maintenance and aerospace operations. The hazardous wastes disposed of include varying quantities of fuels, acids, paints, thinners, strippers, solvents, and oils. In DTSC's response, it requested that additional assessment be performed in certain areas of concern before it could concur with a No Further Action recommendation for environmental. DTSC requested sampling in 1991, further investigation in 1999, and in 9/2000.</p>	The results of the Phase II EBS are discussed in the response to Comments 16a – 16g.

Comment #	Location	California DTSC Comment	Response
8	Section 3.3.4 Storage Tanks and Pipelines	This section describes some of the activities that involved removal of USIs and excavation of contaminated soil. The last sentence mentions that the closure documents were submitted to the State in early 1993. Please clarify which State agencies received and reviewed the closure reports regarding the removal actions. Please identify regulatory concurrences received and include in the revised EBS document	<p>Will add the following documents to Appendix H of the EBS:</p> <p>1) Copy of April 1993 letter from ANG's contractor (Advanced Sciences, Inc.) to Orange County Health Care Agency requesting regulatory acceptance of Closure Assessment Report for removal of two USIs and associated contaminated soil (Sep - Oct 1992). This letter was copied to the Santa Ana Water Quality Control Board</p> <p>2) Copy of June 1993 letter from Orange County Health Care Agency confirming completion of corrective action (USI removal) and statement that "no further action is required." This letter was copied to the State Water Resources Control Board, Santa Ana Regional Water Quality Control Board, Costa Mesa Fire Department, and the Environmental Health Division.</p>
9	Section 3.3.5 Oil/Water Separator	Please clarify if more than one Oil/Water Separator (OWS) is present at this facility since the title of this section uses separators. Also, is this OWS currently being used since it is in poor condition? Please provide information if the OWS are operating under a permit by rule or other grant of authorization	As stated in the section, there is only one OWS at Costa Mesa ANG Station. (The title "Oil/Water Separators" is a standard AFI 32-7066 section header.) As stated in Section 3.3.11, the Costa Mesa Water District does not require an industrial permit for the OWS discharge to the sanitary sewer. Will add text that the OWS is currently not in use and that it is scheduled for removal in 2002.
10	Section 3.3.7 Medical/ Biohazardous Waste	Please specify the locations of the former hospital and the incinerator, and where the ashes from the incinerator were buried. Was the medical clinic site the same location as the hospital and the incinerator?	According to the 1943 site map in Figure 3-3, the incinerator was located 1,000 feet northeast of the SAAAB motor pool along Newport Boulevard whereas the hospital area was located 1,000 feet southwest of the motor pool. It is assumed that the ashes were landfilled with the SAAAB sanitary wastes. However, a sanitary landfill was not indicated within the SAAAB boundary in the 1943 site map and interviews with SAAAB personnel. Thus, as stated in the section, the ash disposal location is unknown.

Comment #	Location	California DTSC Comment	Response
11	Section 3.3.1.1 Wastewater Treatment, Collection, and Discharge	Vehicle washwater and stormwater that collects in the wash rack is directed into drains which lead to the adjacent OWS and then to the sanitary sewer. Please specify the period of use of the wash rack and when it was connected to the sewer system.	The washrack and OWS were constructed as one unit in 1969 and were connected to the sanitary sewer during initial construction. Will specifically state the date of construction and that it was initially connected to the sanitary sewer.
12	Section 3.4.1 Drinking Water Quality	This section discusses some old water fountains that may release high concentrations of lead and copper to the drinking water. If they are not being used, DTSC recommends removal of these fountains for safety purposes.	In Section 5.1 and 5.2, the EBS identified the potential hazard and recommended sampling of the old water fountains to determine if high concentrations of lead or copper are present. If so, replacement of the water coolers is recommended. According to the ANG, personnel from March AFB will collect water samples in 2002.
13	Section 3.4.3 Polychlorinated Biphenyls	Please add to this section the year that the transformers were installed at this facility.	It is assumed that the street transformers were installed in 1964 at the time of construction of the ANG Station. Will state year of installation in the third paragraph.
14	Section 3.4.2 thru 3.4.5 Asbestos, PCBs, Radon, and Lead-Based Paint	DTSC recommends a formal assessment to be performed at this facility for Asbestos, PCBs, Radon, and Lead-Based Paint in accordance with Air Force Guidance AFI 32-7066 and Code of Federal Regulations 40 CFR parts 745, 761 and 763. Future land use could assist in waiving some of these requirements.	Asbestos: A formal survey was conducted in 1993. PCBs: The Base Civil Engineer confirmed that the transformers are "non-PCB". Radon: The Station is in a Zone 3 area, no housing units are present, and none of the buildings have basements. Lead-based Paint: The painted buildings were noted as possibly containing lead and were sampled during the Phase II EBS.
15	Section 4.2.1 Hazardous Materials and Petroleum Products	Groundwater beneath the CMANG facility should be sampled regardless of the source of contamination. Further, identification of a parcel as "uncontaminated" includes no migration of hazardous materials and petroleum products from adjacent areas.	Background groundwater was sampled during the Phase II EBS.
16	Section 5.2 Corrective Actions	The second sentence of this section states that "In fact, most of these issues only require notification of the future users of the property of the potential environmental liability". Please delete this sentence since no sampling was performed at any of these areas.	Corrective actions at each site are based on the Phase II EBS.



Comment #	Location	California DTSC Comment	Response
16a	Battery Room Floor Drain	<p>a Battery Room Floor Drain</p> <p>The PA estimates that approximately 250 gallons/year of used battery acid from the motor pool and 100 gallons/year of used battery acid from the generator shop were poured down the drain. DTSC does not agree with the recommended corrective action for this area and suggests that soil sampling be performed. When this property is transferred, there is a possibility that the concrete barrier that covers the impacted soils is removed and exposure may occur.</p>	The Phase II EBS determined that the soil samples are below risk-based action levels.
16b	Outdoor Motor Pool Vehicle Lift	<p>This area should also be sampled since subsurface soils are contaminated with motor oil, antifreeze, and brake fluid. After years of dumping, the soils are most likely saturated with these oil wastes. The concrete over the soils may act as a barrier, yet the extent of contamination beneath is unknown and poses a future risk. DTSC recommends sampling of this area.</p>	Corrective actions at this site are addressed in the Phase II EBS.
16c	Former POL Storage Area	<p>This area was used to store drums of oil and motor oil was allowed to drain onto the ground for many years. This area is also covered with asphalt and the same conclusion is being made as the Battery Room and Motor Pool areas that the soils are protected by the concrete barriers. Again, DTSC recommends sampling this area.</p>	The Phase II EBS determined that the soil samples are below risk-based action levels.
16d	Former Santa Ana Army Base Motor Pool Grease Rack	<p>The same assumption is made here again that bioremediation of petroleum contaminated soils is occurring and the area is protected by the asphalt. DTSC does not agree with this decision of no action and recommends sampling this area.</p>	The Phase II EBS determined that the soil samples are below risk-based action levels.
16e	Current Washrack OWS	<p>The report mentions that the concrete trench and the OWS are in very poor condition. Oils, solvents, and battery acids were discharged to the drain and OWS. DTSC recommends sampling of this area to determine the extent of contamination before this property is transferred.</p>	Corrective actions at this site are addressed in the Phase II EBS.

Comment #	Location	California DTSC Comment	Response
16f	Diesel Refueler Spill	Please provide additional information on the location, quantity, and date of the fuel spill. DTSC can not concur with the recommendation of no action until this information is provided.	Corrective actions at this site are addressed in the Phase II EBS.
16g	Hydraulic Fluid Spill	The large area of hydraulic fluid stain should be sampled to determine the nature and extent of contamination.	The Phase II EBS determined that the soil samples are below risk-based action levels.
17	Section 6.1 Facility Matrix	<p>This section identified six Category 3 sites (areas where release, disposal, and/or migration of hazardous substances has occurred but at concentrations that do not require removal or remedial response), and three Category 2 (areas where only release or disposal of petroleum substances has occurred). Since there was a release at these areas, and no sampling was performed, they should be identified as Category 7 (areas that are not evaluated or require additional evaluation) instead of Categories 2 and 3.</p> <p>The remaining areas were classified as Category 1. As stated in comment # 4, more details of approximately 20 years of SAAB activities affecting the CMANG parcels need to be provided. Further, as stated in comment #15, Category 1 "uncontaminated" classification includes no migration of hazardous material and petroleum products from adjacent areas. Section 4.2.1 indicated potential contamination from sites north and east of the Costa Mesa facility that may affect the station.</p>	<p>Categorization was changed based on the Phase II EBS.</p> <p>See Response to Comment #15.</p>
18	Data Gaps	This section should be revised to include a number of data gaps identified in our comments that will affect the conclusion of the EBS.	Actions were taken to eliminate all data gaps.